

**AMENDED TIME**  
City Hall  
80 Broad Street  
**September 13, 2017**  
**5:00 p.m.**

## **CITY COUNCIL**

### **A. Roll Call**

### **B. Invocation – Councilmember Seekings**

### **C. Pledge of Allegiance**

### **D. Presentations and Recognitions**

1. Recognition of the City of Charleston Police Department's CALEA Reaccreditation
2. Proclamation recognizing Literacy Month
3. Proclamation recognizing National Recovery Month

### **E. Public Hearings**

### **F. Act on Public Hearing Matters**

### **G. Approval of City Council Minutes:**

1. July 11, 2017
2. August 15, 2017 (*Deferred*)

### **H. Citizens Participation Period**

### **I. Petitions and Communications:**

1. Boards and Commissions Appointments and Reappointments: (*To be sent under separate cover*)
  - a. Board of Architectural Review Large Appointments
2. Approval of a deed of gift in connection with archeological excavations conducted by The Charleston Museum

### **J. Council Committee Reports:**

1. License Committee: (Meetings were held on Wednesday, August 23, 2017 at 4:00 p.m. and Wednesday, September 6, 2017 at 4:00 p.m.)

- Consider the appeal of a business license penalty – B.L. Harbert International, LLC (INFORMATION ONLY)

-Consider the appeal of a peddler's permit that was denied for Anthony Grant (INFORMATION ONLY)

**2. Committee on Community Development: (Meeting was held Friday, September 8, 2017 at 3:30 p.m.)**

- a. Review of the Draft Bond Allocation Plan
- b. Cooper River Bridge TIF District Projects

**3. Committee on Public Safety: (Meeting was held on Thursday, September 7, 2017 at 4:00 p.m.)**

- a. Review and recommendation of proposed subcontractors to conduct an audit of the City of Charleston Police Department
- b. Updates:
  - (i) Fire Department
  - (ii) Police Department
  - (iii) Emergency Management

**4. Committee on Public Works and Utilities: (Meeting was held on **Wednesday, September 13, 2017 at 4:00 p.m.**)**

**a.) Acceptance and Dedication of Rights-of-Way and Easements:**

- (i) **Sidewalk at Concord Street** – Approval to notify SCDOT that the City intends to accept maintenance responsibility for the 170 linear-foot long granite curb, and a 7-foot wide by 96-linear foot long concrete sidewalk with non-standard joint pattern to be constructed in conjunction with the International African American Museum construction project, within the SCDOT right-of-way at Concord Street (S-10-396). Letter and map attached.
  - Letter
  - Map
- (ii) Abandonment of a portion of **Castle Pinckney Drive**. Plat to show abandonment of a paper right-of-way of a portion of Castle Pinkney Drive, recorded in Charleston County on plat book page AX-160.
  - Plat

(iii) **Ashley Park, Phase 5** - Acceptance and dedication a portion of Hartland Street (right-of-way varies, [360 LF]), a portion of William E. Murray Blvd (right-of-way varies, [470 LF]), and Rigsby Lane (right-of-way varies, [755 LF]). There are 50 lots. All infrastructure with the exception of sidewalks has been completed, and the sidewalks are bonded.

- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Plat
- Exclusive Storm Water Drainage Easements

(iv) **The Villages at St Johns Woods, Phase V-1** - Acceptance and dedication of a portion of Halle Road (50-foot right-of-way, [736 LF]), a portion of St. Johns Woods Pkwy (right-of-way varies, [599 LF]), Bouganvillia Drive (right-of-way varies, [375 LF]), and Shrimp Catcher Way (20-foot right-of-way, [314 LF]). There are 20 lots. All infrastructure with the exception of sidewalks has been completed, and the sidewalks are bonded.

- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Plat
- Exclusive Storm Water Drainage Easements

**5. Committee on Traffic and Transportation: (Meeting was held on **Wednesday, September 13, 2017 at 3:45 p.m.**)**

- a. Application for Original Certificate of Public Convenience and Necessity:
  - Charleston Airport Shuttle, DBA Charleston Cab Company (Limo)
- b. Approval of Traffic Calming Speed Humps: (INFORMATION ONLY)
  - Sparkleberry Lane
  - Westridge Circle, Westchester Neighborhood

**6. Committee on Human Resources: (Meeting was held on Tuesday, August 29, 2017 at 4:00 p.m.)**

- a. Review and approval of BCBS renewal and 2018 Healthcare Budget
- b. BCBS audit results (INFORMATION ONLY)
- c. Stop Loss Agreement (*Deferred*)

**7. Committee on Ways and Means:**

(Bids and Purchases

(Budget, Finance and Revenue Collections: An ordinance authorizing the issuance of City of Charleston Public Facilities Corporation Installment Purchase Revenue Bonds (City of Charleston Project), Series 2017; authorizing the execution and delivery of

- certain instruments relating to the issuance and sale of the aforesaid bonds, each between the City of Charleston, South Carolina and City of Charleston Public Facilities corporation, a Bond Purchase Agreement among the City, City of Charleston Public Facilities Corporation and Wells Fargo Securities, and a preliminary official statement and an official statement of the City; and other matters relating thereto.
- (Budget, Finance and Revenue Collections: An ordinance providing for the issuance and sale of a \$12,000,000 Special Obligation Redevelopment Bond (Cooper River Bridge Redevelopment Project Area), Series 2017, of the City of Charleston, South Carolina, and other matters relating thereto.
- (Budget, Finance and Revenue Collections: An ordinance amending Ordinance No. 2007-232 in order to supplement the plan for the redevelopment of such area by including as a redevelopment project in such ordinance affordable housing as defined at Section 31-6-30(6), South Carolina Code of Laws, 1976, as amended.
- (Budget, Finance and Revenue Collections: An ordinance providing for the issuance and sale of a \$3,000,000 Special Obligation Redevelopment Bond (Horizon Redevelopment Project Area), Series 2017, of the City of Charleston, South Carolina, and other matters relating thereto.
- (Budget, Finance and Revenue Collections: An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$50,000,000 and other matters relating thereto.
- (Office of Cultural Affairs: Approval to accept a grant award from Charleston County for accommodations tax funding in the amount of \$7,335. Funds will support the 2017 MOJA Arts Festival. No City match is required.
- (Office of Cultural Affairs: Approval to accept a grant award from Charleston County for accommodations tax funding in the amount of \$6,234. Funds will support the 2017 Holiday Magic in Historic Charleston. No City match is required.
- (Office of Cultural Affairs: Approval to accept a grant award from Charleston County for accommodations tax funding in the amount of \$9,184. Funds will support the 2018 Piccolo Spoleto Festival. No City match is required.
- (Mayor's Office for Children Youth and Families: Approval to accept the AmeriCorps VISTA Grant, which provides AmeriCorps VISTA members to serve the Charleston community. No City match is required.
- (Police Department: Approval of a Memorandum of Agreement between CPD and James Island Charter School regarding SRO'S for 2017-2018 school year with 2% increase in compensation and policy updates.
- (Police Department: Approval of a Memorandum of Agreement between CPD and Berkeley County School District regarding SRO's for 2017-2018 school year with 2% increase in compensation and policy updates.
- (Police Department: Approval of a Memorandum of Agreement between CPD and Charleston County School District regarding SRO's for 2017-2018 school year with 3% increase in compensation and policy updates.
- (Parks-Capital Projects: Approval of a Construction Contract with Schroder's Services, LLC in the amount of \$56,155 for the renovation of the restroom in the Wentworth Parking Garage. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000, to the extent contingency funds exist in the Council Approved budget. Approval of this action will institute a \$65,000 project

budget of which the \$56,155 construction contract will be funded. The funding source for this project is the 2017 Parking Facilities, Structural Repairs in the General Operating Budget (\$1,060,000).

(Parks-Capital Projects: Approval of a Construction Contract with J. Musselman Construction, Inc. in the amount of \$262,186 for the replacement of the north stairwell at the VRTC Parking Garage. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000, to the extent contingency funds exist in the Council Approved budget. Approval of this action will institute a \$325,000 project budget of which the \$262,186 construction contract will be funded. The funding source for this project is the Parking Facilities, Structural Repairs in the Parking Fund (\$1,060,000).

(Public Service: Approve Spring/Fishburne US17 Drainage & Transportation Improvements Division III Federal Match (Phase 2) Aid-to-Construction Agreement and payment to SCE&G in the amount of \$176,473.50 for pedestrian street lighting on Spring Street, Cannon Street, and in the landscaped area between the aforementioned streets in conjunction with Phase 2 of the Spring/Fishburne project. SCE&G will provide and install 90 poles and fixture heads for the bases installed by Crowder Co. Funding has already been approved in the Phase 2 (Fed Match) council-approved budget.

(Review and approval of BCBS renewal and 2018 Healthcare Budget

(BCBS audit results (INFORMATION ONLY)

(Stop Loss Agreement (*Deferred*)

(Review of the Draft Bond Allocation Plan

(Cooper River Bridge TIF District Projects

(Approval to use the Pavilion Lawn at Magnolia Plantation and Gardens for MOJA Tribute Luncheon on Saturday, October 7, 2017. There is no fee, but there is a \$500 refundable damage deposit. (3550 Ashley River Road)

(Approval to use the Trinity United Methodist Church in the amount of \$300.00 for a rental for MOJA Gospel Concert on Sunday October 1, 2017 (273 Meeting Street)

(Request approval for the Mayor to execute the Commercial Lease whereby the City leases 113 Calhoun Street to Emanuel African M.E. Church of Charleston for 10 years, upon termination of the Current Lease with the International African American Museum and the Pinckney Foundation. The property owner is the City of Charleston. (TMS: 458-01-01-086; 113 Calhoun Street)

(Request approval for the Mayor to execute the Right of Way Easement with the Commissioners of Public Works for 225 square feet in area for the placement of a sub-surface water meter vault. The property is owned by the City of Charleston. (TMS: 460-00-00-013; 180 Lockwood Boulevard)

(Consider the following annexations:

-- 2178 Coker Avenue (TMS# 343-01-00-046) 0.48 acre, James Island (District 11). The property is owned by Nicholas Witte and Katherine Riddle.

-- 1944 Woodland Road (TMS# 355-10-00-064) 0.24 acre, West Ashley (District 2). The property is owned by Heather Hays and David Kauffman.

-- 781 Saint Andrews Boulevard (TMS# 418-10-00-080) 0.36 acre, West Ashley (District 9). The property is owned by Kevin Shealy.

*Give first reading to the following bills coming from Ways and Means:*

*An ordinance authorizing the issuance of City of Charleston Public Facilities Corporation Installment Purchase Revenue Bonds (City of Charleston Project), Series 2017; authorizing the execution and delivery of certain instruments relating to the issuance and sale of the aforesaid bonds, each between the City of Charleston, South Carolina and City of Charleston Public Facilities Corporation, a Bond Purchase Agreement among the City, City of Charleston Public Facilities Corporation and Wells Fargo Securities, and a preliminary official statement and an official statement of the City; and other matters relating thereto.*

*An ordinance providing for the issuance and sale of a \$12,000,000 Special Obligation Redevelopment Bond (Cooper River Bridge Redevelopment Project Area), Series 2017, of the City of Charleston, South Carolina, and other matters relating thereto*

*An ordinance amending Ordinance No. 2007-232 in order to supplement the plan for the redevelopment of such area by including as a redevelopment project in such ordinance affordable housing as defined at Section 31-6-30(6), South Carolina Code of Laws, 1976, as amended.*

*An ordinance providing for the issuance and sale of a \$3,000,000 Special Obligation Redevelopment Bond (Horizon Redevelopment Project Area), Series 2017, of the City of Charleston, South Carolina, and other matters relating thereto*

*An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$50,000,000 and other matters relating thereto.*

*An ordinance authorizing the Mayor to execute on behalf of the City a Lease between the City, as Landlord, and Emanuel African American M.E. Church of Charleston, as tenant, pertaining to property owned by the City located at 113 Calhoun Street*

*An ordinance to provide for the annexation of property known as 2178 Coker Avenue (0.48 acre) (TMS# 343-01-00-046), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Nicholas Witte & Katherine Riddile.*

*An ordinance to provide for the annexation of property known as 1944 Woodland Road (0.24 acre) (TMS# 355-10-00-064), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Heather Hays & David Kauffman.*

*An ordinance to provide for the annexation of property known as 781 Saint Andrews Boulevard (0.36 acre) (TMS# 418-10-00-080), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Kevin Shealy.*

**K. Bills up for Second Reading:**

1. *An ordinance to provide for the annexation of property known as 2210 Weepoolow Trail (0.33 acre) (TMS# 353-12-00-005), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Stephen & Sheri Wenger.*
2. *An ordinance to provide for the annexation of property known as 2000 Indian Mound Trail (0.34 acre) (TMS# 353-12-00-006), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Judy G. Markowitz Living Trust.*
3. *An ordinance to provide for the annexation of property known as 1622 Boone Hall Drive (0.34 acre) (TMS# 353-14-00-136), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by Amy Brunson.*
4. *An ordinance to provide for the annexation of property known as 1848 Sandcroft Drive (0.28 acre) (TMS# 353-14-00-216), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by SC Renovation Group.*
5. *An ordinance to provide for the annexation of property known as properties on Maybank Highway and Zelasko Drive (20.858 acre) (TMS# 313-00-00-071; and 313-00-00-072, 073, 231, 252, 332), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by estate of Thomas S. Morris.*
6. *An ordinance to provide for the annexation of property known as 3037 Maybank Highway (5.578 acre) (TMS# 313-00-00-075), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Julian & Constance Kornahrens.*
7. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Meeting Street and Romney Street (Peninsula) (0.522 acre) (TMS #463-12-02-054 through 463-12-02-061) (Council District 4), be rezoned from Limited Business (LB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by Robinson Family Associates LLC.*
8. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Burris Road (West*

Ashley) (approximately 4.791 acres) (a portion of TMS# 310-03-00-028) (Council District 7), be rezoned from Single-Family Residential (SR-1) classification to General Business (GB) classification. The property is owned by West Ashley Town Center 526 LLC.

9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Burris Road (West Ashley) (approximately 5.308 acres) (a portion of TMS# 310-03-00-029) (Council District 7), be rezoned from Single-Family Residential (SR-1) classification to General Business (GB) classification. The property is owned by West Ashley Town Center 526 LLC.
10. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2093 Green Park Avenue (West Ashley) (0.40 acre) (TMS #355-15-00-098) (Council District 2), annexed into the City of Charleston July 11, 2017 (#2017-079), be zoned Single-Family Residential (SR-1) classification. The property is owned by Laura A. Bradshaw.
11. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1796 Gun Club Road (West Ashley) (0.34 acre) (TMS #354-03-00-052) (Council District 2), annexed into the City of Charleston July 11, 2017 (#2017-077), be zoned Single-Family Residential (SR-1) classification. The property is owned by Ronald and Victoria Rotzko.
12. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Bender Street (West Ashley) (0.13 acre) (TMS #418-07-00-018) (Council District 3), be zoned Single-Family Residential (SR-2) classification. The property is owned by the City of Charleston.
13. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 3037 Maybank Highway and adjacent properties on Maybank Highway and Zelasko Drive (Johns Island) (26.436 acres) (TMS #313-00-00-075, 071, 072, 073, 231, 252 and 332) (Council District 5), be zoned Business Park and General Office (BP and GO) classifications. The property is owned by multiple owners. **The Planning Commission recommends disapproval.**
14. An ordinance to amend Chapter 27 of the Code of the City of Charleston (Stormwater Management & Flood Control) by adding to Sec. 27-2 new definitions governing redevelopment within the City of Charleston, by adding a new part to Sec. 27-3 governing redevelopment, by amending Section 27-25 to address Interim Redevelopment Standard Limitations, amending Section 27-28 to allow for Interim Design Standards described herein exclusive of the existing Stormwater Design Standards Manual, and renumbering the remaining sections to accommodate the addition of the new Section 27-28 described herein.



15. *An ordinance to amend Chapter 29, Article V, Sec. 29-203 (9), (10), Sec. 29-206 (c), 29-208 (a), Sec. 29-208 (c) and (c) (1), Sec. 29-210 (a), and Sec. 29-210 (b) of the Code of the City of Charleston pertaining to hours of operation for animal-drawn vehicles, zones of operation for animal-drawn vehicles used for purposes of touring and the number of medallions to be issued for each zone and adopting a map for zones of operation. (AS AMENDED)*
16. *An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 2, Sections 177, 178 and 179, to change the organization of the Bicycle & Pedestrian Advisory Committee, to amend the Committee's role, and to change the terms of membership. (AS AMENDED)*
17. *An ordinance authorizing the Mayor to execute on behalf of the City a Purchase and Sale Agreement with the South Carolina State Ports Authority Pertaining to lands owned by the City on Daniel Island, measuring and containing 45.976 acres, more or less, and designated as "Parcel EE, Phase 2" on that certain plat by Southeastern Surveying, Inc. entitled "A subdivision plat of a portion of Daniel Island owned by Harry Frank Guggenheim Foundation, Daniel Island Development Company and the City of Charleston located in the City of Charleston Berkeley County, South Carolina" recorded in the Berkeley County Register of Deeds in Plat Cabinet M, Pages 309-312, to include the authority to execute any and all deeds or other documents as may be necessary to consummate the sale of the property subject to the Purchase and Sale Agreement.*
18. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property on Brockman Drive (James Island) (approximately 0.32 acre) (TMS #425-11-00-138, 425-11-00-264, 425-11-00-265, 425-11-00-266 and 425-11-00-296) (Council District 12), be rezoned from Single-Family Residential (SR-1) classification to Diverse Residential (DR-1F) classification. The property is owned by 306 West Indian LLC.*
19. *An ordinance to provide for the annexation of property known as a portion of 2115 River Road (6.13 acre) (a portion of TMS# 345-00-00-067), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Susan P. Polk & Laurie Edward Polk.*
20. *An ordinance to provide for the annexation of property known as Oakville Plantation Road (approximately 18.61 acres) (TMS# 317-00-00-007), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Keith W. Lackey et al. (DEFERRED)*
21. *An ordinance to amend Section 54-420 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add provisions allowing the repair, replacement or*

*relocation of non-conforming off premises signs along interstate system roads under certain conditions.(DEFERRED)*

22. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the Peninsula portion of the City in accordance with the maps attached to this ordinance. (TO BE WITHDRAWN)*
23. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District. (TO BE WITHDRAWN)*

**L. Bills up for First Reading**

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Stonoview Planned Unit Development (PUD) Master Plan and Development Guidelines for property located on River Road (approximately 240.68 acres) (TMS# 315-00-00-012, 047, 120 and 345-00-00073, 163 and a portion of 067) and by changing the Zone Map to include a portion of 2115 River Road (Johns Island) (approximately 6.13 acres) (TMS# 345-00-00-067) (Council District 5) as PUD classification.
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 52 Line St (Peninsula) (approximately 0.90 acre) (right-of-way) (Council District 4), be rezoned from 55/30 Old City Height District classification to 100/30 Old City Height District Classification. The property is owned by Norfolk Southern Rail. *(TO BE WITHDRAWN)*
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Line St (Peninsula) (0.517 acre) (TMS #459-05-03-136) (Council District 4), be rezoned from 55/30 Old City Height district classification to 100/30 Old City Height district classification. The property is owned by Norfolk Southern Rail. *(TO BE WITHDRAWN)*
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 445 Meeting Street (Peninsula) (approximately 2.2 acres) (TMS #459-09-01-045) (Council District 4), be rezoned from General Business (GB) classification to Planned Unit Development (PUD) classification. The property is owned by 445 Meeting Street Partners LLC. *(TO BE WITHDRAWN)*
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 445 Meeting Street (Peninsula)

(approximately 2.2 acres) (TMS #459-09-01-045) (Council District 4), be rezoned from the 80/30 and 55/30 Old City Height District classifications to the 100/30 Old City Height District classification. The property is owned by 445 Meeting Street Partners LLC. *(TO BE WITHDRAWN)*

6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that portions of 573 Meeting Street and 35 Walnut Street (Peninsula) (approximately 1.76 acres) (portions of TMS # 463-16-04-022 and 463-16-04-035) (Council District 4), be rezoned from 55/30 Old City Height District classification to 80/30 Old City Height District classification. The property is owned by Charleston Interfaith Crisis Assistance Ministry. *(TO BE WITHDRAWN)*
7. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map and on streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; prohibit an overconcentration of accommodations units within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map; amend revised Subsection B. 1. (g) by deleting wording regarding pedestrian activity and transit system usage and inserting language regarding the location and design of guest drop off and pick up areas; and amend revised Subsection B. 1. (h) 15 to require additional information on parking and public transit provisions for employees **(AS AMENDED)** *(TO BE WITHDRAWN)*
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road (Johns Island) (approximately 89.0 acres) (portions of TMS# 317-00-00-089 and 317-00-00-011) (Council District 5), be rezoned from Light Industrial (LI) classification to Rural Residential (RR-1) classification. The property is owned by Keith W. Lackey et al. *(DEFERRED)*
9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Oakville Plantation Road (Johns Island) (approximately 18.61 acres) (TMS #317-00-00-007) (Council District 5), be zoned Rural Residential and Conservation (RR-1 and C) classifications. The property is owned by Keith W. Lackey et al. *(DEFERRED)*

10. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-319 to add additional restrictions for off-site parking for restaurant and catering uses. (*DEFERRED*)
11. An ordinance authorizing the Mayor to execute on behalf of the City Quit-Claim Deeds, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Hayne Street, running from Church Street to Anson Street, conveying to such owners one-half of the width of Hayne Street as said street abuts the respective owner's property, subject to any and all easements or other matters of record. (*DEFERRED*)

**M. Miscellaneous Business:**

1. The next regular meeting of City Council will be September 26, 2017 at 5:00 p.m. at Gibbes Museum of Art, 135 Meeting Street.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



# City of Charleston

JOHN J. TECKLENBURG

MAYOR

## PROCLAMATION

- WHEREAS,** the need for a highly literate citizenry increases as our community moves toward an increasingly technological future; and
- WHEREAS,** approximately 15 percent of the adults in the City of Charleston experience literacy issues that severely impact their lives and families, their ability to work productively, and their full participation as citizens and residents of our state; and
- WHEREAS,** Trident Literacy Association provides individualized instruction to adults in the City of Charleston to help them improve their skills and qualify for jobs, including those who earn their GED and WorkKeys Career Readiness Certificates, and those who develop digital literacy skills; and
- WHEREAS,** Trident Literacy Association has served our community for 45 years, contributing to making it a better place for all our citizens; and
- WHEREAS,** the City of Charleston deems it important to recognize and highlight the economic and societal importance of literacy; and
- WHEREAS,** I urge my fellow citizens to learn more about the importance of literacy and to become involved with literacy in our community.
- NOW, THEREFORE, I,** John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim September 2017 as:

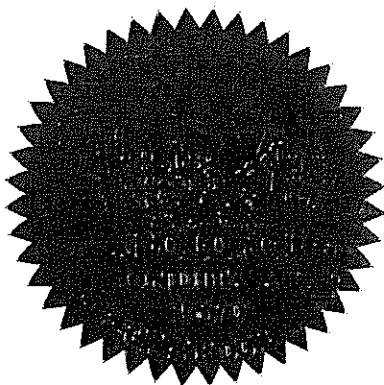
## LITERACY MONTH

and September 24–30, 2017 as:

## NATIONAL ADULT EDUCATION AND FAMILY LITERACY WEEK

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 12th day of September in the year of 2017.

\_\_\_\_\_  
John J. Tecklenburg, Mayor





# City of Charleston

JOHN J. TECKLENBURG  
MAYOR

## PROCLAMATION

- WHEREAS,** National Recovery Month (Recovery Month) is a national observance held every September to educate Americans that substance use treatment and mental health services can enable those with a mental and/or substance use disorder to live a healthy and rewarding life; and
- WHEREAS,** Recovery Month celebrates the gains made by those in recovery, just as we celebrate health improvements made by those who are managing other health conditions such as hypertension, diabetes, asthma, and heart disease—therefore, reinforcing the positive message that behavioral health is essential to overall health, prevention works, treatment is effective, and people can and do recover; and
- WHEREAS,** substance use disorder prevention programs work, treatment is effective, and people recover in Charleston and throughout South Carolina; and
- WHEREAS,** people living in recovery from substance use disorder go on to lead healthy lifestyles, both physically and emotionally; and
- WHEREAS,** we must encourage relatives and friends of people with substance use disorders to recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services; and
- WHEREAS,** to help more people achieve and sustain long-term recovery, the Charleston City Council invites all residents to participate in National Recovery Month in support of all residents in Charleston and throughout South Carolina living joyful, happy lives in recovery, and show everyone that recovery is possible; and
- WHEREAS,** I call upon all residents to observe this month with appropriate programs, activities, and ceremonies to support this year's Recovery Month theme, "Join the Voices for Recovery: Strengthen Families and Communities."

**NOW, THEREFORE, I,** John J. Tecklenburg, Mayor, City of Charleston, do hereby proclaim September 2017 as:

## **NATIONAL RECOVERY MONTH**

IN WITNESS WHEREOF, I do hereby set my hand and cause the seal of Charleston to be affixed, this 12th day of September in the year of 2017.

\_\_\_\_\_  
John J. Tecklenburg, Mayor



12 June 2017

City of Charleston  
Clerk of Council, Vanessa Turner-Maybank  
80 Broad Street  
Charleston, South Carolina 29401

Ms. Turner-Maybank:

Thank you so very much for assisting me in finalizing the paperwork for the archaeological excavations conducted by The Charleston Museum on four separate occasions including, the Beef Market (twice), the Dock Street Theatre and South Adger's Wharf under Mayor Riley's Walled City Task Force.

As we discussed on the phone Friday, the 9<sup>th</sup>, I have enclosed two copies each for all four Deeds of Gift. If you would be so kind to present these to Mayor Tecklenburg for his signature I would be forever in your debt! One copy of each Deed is to be returned to me in the enclosed envelopes; please keep the other copies for the City's own records.

Do not hesitate to call me at ext. 244 with any questions or concerns.

Warmest regards,

  
Jennifer McCormick  
Collections Manager

2017.6

## **City of Charleston Bond Referendum Allocation Plan**

### **Executive Summary**

The City of Charleston like many cities across our Nation is faced with the challenge of a shortage of rental and ownership housing affordable to persons of very low, low and moderate incomes. Statistics show that the median price of a home in the City of Charleston is over \$400,000. Affordable Rents on average range from 975.00 to \$1,189 per month, while market rate rents range in price from \$1,250.00 to \$1,800.00 in the Charleston community. Many households are paying rents in excess of three times their salary and thus are considered house burdened.

The City of Charleston in collaboration with a number of local organizations have implemented several programs and Initiatives that lend to the preservation and creation of housing affordable to low and moderate households. Under the leadership of Mayor Tecklenburg and Charleston City Council, additional opportunities are being explored and implemented to enhance the development of affordable housing in the community.

In April 2017, Charleston City Council approved a Resolution that would support a \$20m Bond Referendum to increase the funding available to the City of Charleston. The funding would provide the City of Charleston and its partners with capital that is essential to increasing the availability of rental housing for persons at every level of the income range. Houses constructed or renovated through the use of bond funds will be strategically located throughout the City of Charleston to include West of the Ashley, James Island, Johns Island and Peninsula Charleston. The communities will provide housing of various types and will include market-rate and affordable construction of seamless design.

The final decision for the Bond issue will be determined by the voters in the November 2017 General election. The Programs that are detailed below and on the following pages will illustrate the **proposed** Initiatives that will generate housing affordable to low and moderate income populations and enhance housing for incomes across the affordability spectrum.



## **Housing Initiatives and Programs:**

**Acquisition of Vacant Land** –The City of Charleston will acquire vacant land for the development of housing. The developments will target individuals and families from thirty percent (30%) of the Area Median Income up to 120 percent of the Area Median Income (AMI). A broad spectrum of housing options and price points will facilitate long term affordability and maintenance of the properties. Proposed acquisition/redevelopment opportunities:

<b>Location of Property/Size of Parcel</b>	<b>Cost to Acquire</b>	<b>Units Produced (Projected)</b>
Peninsula In-Fill Housing Development 1 to 3 acres	1,800,000	100

**Development of Vacant Land or Rehabilitation of Buildings:** The City of Charleston has partnered with a number of local developers who have transferred property to the City of Charleston for the development of housing affordable to low and moderate populations. The City of Charleston will utilize the Bond proceeds to construct housing through a competitive bidding process:

<b>Location of Property</b>	<b>Cost to Develop/Redevelop</b>	<b>Units Produced</b>
Upper Peninsula Development 1.5 acres (Magnolia)	\$ 1,000,000	60
Cooper River Bridge Redevelopment	4,000,000	270
Archer School Redevelopment	3,200,000	48
West Ashley	2,000,000	100

### **Rental Housing**

The City of Charleston in partnership with local nonprofit organizations believe in the provision of housing for persons at every economic level. Rental housing provides the opportunity for persons transitioning from homelessness to permanent housing an opportunity to live independently and enjoy an improved quality of life.

<b>Location of Property</b>	<b>Cost to develop</b>	<b>Units Produced (Estimated)</b>
Mixed-Use Rental Housing Development Meeting Street – Peninsula Charleston (.50 acres)	\$3,000,000	100

### **Rental Rehabilitation of Blighted and Historic Properties Program:**

The City of Charleston would acquire or collaborate with local developers to renovate existing structures both historic and non-historic for the purpose of providing rental housing. **One million (\$1m) dollars** of Bond Funds would be allocated for this program.

### **Tax Credit and or Bond Gap Financing Program**

The Low Income Housing Tax Credit (LIHTC) Program provides an opportunity to create multi-family homes in Urban Communities for persons earning sixty (60%) and below the Area Median Income. The award of additional funding to a LIHTC development increases its viability and financial appeal to its Equity Partners and the State Agency awarding the credits. The City of Charleston would provide up to **\$1 million dollars** in gap financing based on the development of the number of units produced.

Summary of Bond Allocation Plan Proposal			
	Location of Property	Allocation	Projected (Estimated) Units
A.	Vacant Land Acquisition	Peninsula In-fill 1-3 acres	\$1,800,000
			100
B	Development/Rehab	Upper Peninsula 1.5 acres	\$2,000,000
	Development	Cooper River Bridge Redevelop.	\$4,000,000
	Development/Rehab	Archer School Redevelop.	\$3,200,000
	Development	West Ashley	\$3,000,000
		\$14,000,000	578
C	Rental Housing	Meeting Street	
		Peninsula Charleston .5 acres	\$3,000,000
D	Rental Rehab	Blighted & Historic Properties	\$2,000,000
			50
F	Tax Credit /Bond Gap	Gap financing for LIHTC Develop.	\$1,000,000
			80
		Grand Total	\$20,000,000
			808

The City will identify faith based, for profit and nonprofit entities to collaborate with to ensure that the maximum number of units is realized through our efforts.

Projects	Loan Amount	Interest Rate	Loan Period in years	Payment (per month)	Cumulative Interest
Upper Peninsula 1.5 Acres -donated land - Neck Area	\$2,000,000	2.5%	20	\$10,598.06	\$543,533.89
CRB Redevelopment	\$4,000,000	2.5%	20	\$21,196.12	\$1,087,067.77
Archer School Redevelopment	\$3,200,000	2.5%	20	\$16,956.89	\$869,654.22
Development - West Ashley	\$3,000,000	2.5%	20	\$15,897.09	\$815,300.83
LIHTC Gap Financing	\$1,000,000	2.5%	20	\$5,299.03	\$271,766.94
Historic Rental Rehab	\$2,000,000	2.5%	20	\$10,598.06	\$543,533.89
Rental Housing - New Construction - Meeting Street, Peninsula	\$3,000,000	2.5%	20	\$15,897.09	\$815,300.83
Vacant Land Acquisition	\$1,800,000	2.5%	20	\$9,538.25	\$489,180.50
					<b>\$5,435,338.87</b>

## **Cooper River Bridge TIF District (Proposed) Projects**

- 1. Huger Street Streetscape Phase II Project Design:**
  - a. Complete Phase II Design of the project which would extend from Meeting Street to King Street;
  - b. The design would involve drainage and streetscape/public right-of-way improvements;
  - c. Approximate Cost: \$1,000,000;
- 2. Cooper River Bridge Redevelopment Area Stormwater Drainage Study and Design:**
  - a. Master Stormwater drainage study and design for the redevelopment area;
  - b. Approximate Cost: \$2,000,000;
- 3. St. Julian Devine Revitalization:**
  - a. Potential Projects include the park development plan which would be a partnership with Charleston Parks Conservancy, interior renovations including restroom and public space renovations, smoke stack stabilization, and Cooper Street Streetscape Project;
  - b. Approximate Cost: Range: \$2,250,000;
- 4. Pedestrian Safety Projects in the Redevelopment Area:**
  - a. Projects include various pedestrian improvements in the area (see attached map) including a safe crossing at Meeting Street and infrastructure for multimodal options (Complete Street projects);
  - b. Approximate Cost: \$1,000,000
- 5. The LowLine Spur and Cooper River Bridge Redevelopment Area Multi-Use Trail:**
  - a. Project includes constructing the LowLine Spur to Meeting Street, safe crossing at Meeting Street, and Multi-Use Trail from Meeting to Ravenel Bridge via the Cooper River Bridge Redevelopment Area;
  - b. Approximate Cost: \$1,750,000;
- 6. Singleton Park Improvements:**
  - a. Park improvements, including but not limited to: playground equipment, landscaping, hardscaping; and
  - b. Approximate Cost: \$2,000,000.

The aforementioned projects total \$10,000,000.

COOPER RIVER BRIDGE AREA REDEVELOPMENT PLAN  
SETTING FORTH INFORMATION REQUIRED BY  
SECTION 31-6-80 OF THE TAX INCREMENT FINANCING LAW

The relocation of the Cooper River Bridges presents an opportunity to rebuild portions of the Eastside and East Central Neighborhoods and create new places for homes, businesses, civic institutions, and public spaces. It is also an opportunity to reconnect the neighborhoods that surrounded the old bridges, re-establishing the sense of community that existed here before the insertion of the Grace and Pearman Bridges.

This area has long struggled to maintain a cohesive identity, a struggle that is continuing with the significant intrusion of the new Ravenel Bridge and its approaches. It is an area with a low rate of homeownership and a high rate of subsidized housing. Incomes in this area are among the lowest in the City of Charleston. Personal vehicle ownership within these neighborhoods is also low and use of public transportation is high. This area includes a significant concentration of public housing and the City's homeless shelter.

Many buildings in the area are quite old, and often show evidence of dilapidation, obsolescence, deterioration, and a general condition of depreciation of physical maintenance. There are numerous structures below minimum code standards within the area, and the area also suffers from excessive vacancies. Overall, the area has a long history of static or declining land values. There are significant vacant lands in the area that impair sound growth due to obsolete platting of the vacant land, lack of necessary transportation infrastructure, and an acute lack of adequate storm drainage facilities.

Nevertheless, the construction of the new bridge structure and the removal of the old bridges presents opportunities for reinvestment in the Eastside and East Central neighborhoods, with possible improvements in both in infrastructure and in community revitalization.

The study area is part of a larger redevelopment zone that continues north and encompasses the Neck area of the City of Charleston and continues into North Charleston. The district within the City of Charleston is dominated by commercial and industrial properties and includes several historic neighborhoods. This district of the city is the target of redevelopment efforts outlined in the City's application to the United States Environmental Protection Agency for Renewal Community designation. This district was given Renewal Community designation in 2002.

The Cooper River Bridge Redevelopment will help spur economic revitalization efforts within the district. To ensure this project is beneficial to the existing residents and businesses within this district, it is important that the redevelopment strategy address the following:

- How land use changes resulting from the project can benefit existing residents by improving the quality of life in neighborhoods and providing economic development and increased access to jobs and services.
- How these land use changes will complement the larger district.
- How transportation network enhancements will connect the area to the larger network of the City and region.
- How the bridge relocation project and the redevelopment plan can be implemented in accordance with the Enterprise Community Economic Development Strategy adopted by City Council in 2000.

It is recognized that decisions regarding land use and transportation in the Cooper River Bridge Redevelopment Project Area must be complementary to long range plans for the larger Enterprise Community. The Economic Development Strategy for the Enterprise Community provides guidance in this regard.

Citizens of Charleston and members of City Council have helped guide this endeavor at every stage of the process. Community Workshops and the efforts of the Cooper River Bridge Neighborhood Mitigation and Redevelopment Committees have resulted in a defined list of goals and criteria to guide the redevelopment plan for the Cooper River Bridge Neighborhood, including:

- Reconnect the neighborhoods adjacent to the site of the old bridges, and reassert a positive mix of uses and activities in the area.
- Improve drainage within this zone, both on existing streets and on any new streets.
- Create economic development opportunities throughout the redevelopment area with new places for jobs and businesses through the investment in public infrastructure and civic amenities.
- Increase housing and home-ownership opportunities with a diverse mixture of housing types and income levels.
- Improve streets within this zone, particularly in regards to appropriate levels of speed and volume, effective design of directional flows, and enhancing the multi-functional nature of neighborhood streets (i.e., as places of automobile and pedestrian activity, as spaces of social interaction, and as markers of neighborhood identity.)
- Accommodate pedestrians and bicyclists, particularly in light of the pedestrian/bicycle lane on the new Bridge, and its connections to the East Bay Bike Lane, and other bike/pedestrian routes.
- Promote more and better greenspaces and a positive public realm within all of the redevelopment area.

This year, the City has engaged an Economic and Infrastructure Analysis to determine the costs and potential revenues in order to achieve these goals. Through that study, the City has identified the priority of establishing a new TIF District for the Cooper Bridge Redevelopment Plan. This TIF District is the best available mechanism for enabling the City to make necessary infrastructure and public realm investments that will in turn empower private investment to advance the area's economic development. These investments would include:

- Needed additions and improvements to the stormwater system in the vicinity of the redevelopment area to address drainage issues for the long-term. This could include implementation of some of the recommendations from the City's Master Drainage Plan.
- Improvements to the street network, including the new East-West street connection from Meeting Street to Morrison Drive, to help create a more efficient and effective traffic pattern in the area.
- Enhancements and improvements to the public realm, including streetscape improvements, potential investments to enhance Martin Park, and other public realm amenities.
- Expanding bike and pedestrian facilities, including extending the Cooper River Bridge Bike and Pedestrian Lane into the center of the peninsula, to make it more accessible to all of our residents.

- Investing in the preservation and restoration of the former SCE&G Trolley Barn, a landmark structure that could provide a civic locus for the redevelopment area.

Using these goals and criteria as a guide, the City developed a community-based vision for the redevelopment area. The resulting vision utilizes the former bridge rights-of-way for a new urban street system, connecting in the east-west and north-south directions, with the overriding goal of re-establishing a stable and prosperous urban environment that enhances the surrounding community.

The summary that follows demonstrates the breadth and depth of this process, culminating with the establishment of ten guiding principles for the revitalization of the Cooper River Bridge Neighborhood Redevelopment Project Area. These ten urban design principles will help direct the ongoing refinement of specific redevelopment plans, as the community and the City work together to achieve a positive result for the neighborhood. The summary provided here is intended to serve as a roadmap for the redevelopment, as the focus shifts from goals and criteria to implementation strategies.

## **CONCEPT PLAN PRINCIPLES**

### **RE-KNIT THE NEIGHBORHOOD**

A primary goal for this plan is to re-knit the neighborhood that was originally divided by the old Cooper River Bridges (the Grace and Pearman Bridges). Establishing a more complete street network and block pattern that extends the grain of this area of the City will help to achieve this. The larger blocks shown in historical photos of the area create significant interior areas of private space disconnected from the public realm. A new block pattern with smaller blocks will increase the amount of public street frontages, providing a safer and more active public realm.

Additionally, a smaller block pattern is more conducive to platting smaller lot sizes and denser development, which will present the opportunity to achieve more affordable parcels.

Reconnecting north-south streets will also engender a more cohesive neighborhood with better connectivity. New traffic control at intersections must be designed to maintain safe yet efficient traffic flows.

### **CREATE A MORE INTEGRATED AND IMPROVED PUBLIC/CIVIC REALM**

Expansion and enhancement of Martin Park can provide a stronger locus of public energy and identity to the East Side (much like Marion Square, Colonial Lake, and Hampton Park give a specific identity to their surrounding neighborhoods). Reinvestment in the park's facilities and re-study of the park's layout will engender a more effective space to provide park and recreation services to the neighborhood.

Creating a new public space at the intersection of I-26 off-ramp and Meeting Street will provide a welcoming arrival point for entry into the City, as well as better integrating public transit access within the redevelopment area. This space will also improve the flow of traffic north and south on Meeting Street.

At the east end of the redevelopment area, a new public space is provided in the triangular parking area along Morrison Drive. This would be a space that operates as a staging and parking trailhead for bicyclists/pedestrians using the new bridge's very popular Wonder's Way Bike and Pedestrian Lane. It could include a small service facility, as well as some parking. Providing safe crossing of Morrison/East Bay for bicyclists and pedestrians will require reconfiguration and re-engineering of the intersection.

## **INVEST IN IMPROVED STORM WATER DRAINAGE SYSTEMS**

Drainage issues were stated as the number one challenge by the community throughout the design workshops. An active approach to addressing this issue will be a significant component of the redevelopment plan. Creative storm water drainage solutions will be integrated into the redevelopment at all scales in order to address both storm water drainage and the effects of tidal influence.

It should be noted that CPW will be constructing new shafts and tunnels in the area; vertical access shafts are planned for America Street @ Grace Street, and the Drake Street extension. The construction of these shafts will need to be coordinated with the implementation phasing of the whole site, and will require an integrated approach to allow using the site at Cooper and Drake for the bicyclist/pedestrian staging area.

## **CREATE NEW EAST/WEST STREETS**

A new neighborhood arterial will simultaneously create a clearly identifiable connection from Meeting to East Bay Street/Morrison Drive and calm traffic down as it moves from the west side of the neighborhood to the east side. The character of this street will be similar to streets like Columbus Street or Spring and Cannon Streets, with a mixture of commercial and residential uses, and a speed and intensity of traffic appropriate to a neighborhood commercial street.

Intersections with cross streets will be designed as means to regulating flow and speed of traffic. Most of the streets will be two-way; exceptions might be the existing one-way street pairs (Nassau, Hanover), and possibly segments of Lee and Cooper Streets (to prevent cut-throughs, and the resultant undesirable volumes on these residential streets).

The expansion of Martin Park with public space and community facilities can help resolve traffic flows in a similar fashion as Wragg Mall and the Market currently do, creating a civic focal point while helping to calm traffic speeds.

## **DEVELOP NEW BICYCLE NETWORK INFRASTRUCTURE**

Create a safe, identifiable path that connects with a larger network of bike paths around the Peninsula and with the bike/pedestrian lane on the new Ravenel Bridge. Bike routes through the neighborhood will be a combination of dedicated bike lanes in the street, separate off-street bike lanes in park areas and public spaces, and dedicated bike rights of way along East Bay and the central spine of the Peninsula.

These new bike routes provide an opportunity for a thorough demonstration of the myriad ways of providing a new bicycling infrastructure as well as ways of retrofitting existing infrastructure to better accommodate bicyclists. This redevelopment will be a model for inspiring similar efforts towards an integrated bicycle network all around the peninsula and throughout the City as a whole.

## **A MULTI-MODAL INTERSECTION AT MORRISON AND THE NEW EAST-WEST STREET**

The intersection of Morrison Drive, East Bay and the new east-west street must be fully investigated to provide a safe and efficient interface between automobiles, pedestrians and bicyclists.

Access to the new Cooper River Bridge is a difficult challenge, given the traffic movements, speed and intensity. Grade-separated solutions should not be the only option investigated; the quality of the experience needs to be given as much consideration as safety.

## **CREATE A SENSE OF ARRIVAL AT THE INTERSECTION OF MEETING STREET AND I-26**

A new public space can assist in calming traffic and providing an orientation point and sense of arrival into the City. By diverting traffic around it, traffic can be guided to the appropriate route. The reconfiguration of this interchange will allow the Meeting Street intersection to become more of an urban



place, rather than a traffic dumping ground for the interstate. Slowing traffic, providing active uses around the intersection, and integrating the design of pedestrian and bicycle routes will create a safer and more urbane condition for entry into Charleston.

A configuration like this can help disperse I-26 off-ramp traffic to Grace Street, while discouraging or preventing east-west through traffic from using Lee and Cooper Streets. In addition, the possibility of making a link to King Street and the Crosstown would further improve traffic accessibility in this part of the city.

#### **MAKE POSITIVE STREET FRONTAGES THAT CONTRIBUTE TO ECONOMIC VITALITY**

The new street network and all new buildings should provide for positive urban street frontages in all cases. New development sites should be configured so that all streets and public spaces will be lined with active and engaging building fronts; under no circumstances should a street or public space have a 'bad' frontage condition. The street network should recognize conditions of good and bad street frontages in the existing fabric, and be designed accordingly.

In addition, the street network should create block sizes that encourage a more pedestrian activity and a stronger public orientation for any new development; larger blocks with significant interior shared/private areas are more challenging to monitor, and remove life from the street.

#### **LAND USES AND ECONOMIC DEVELOPMENT**

New commercial infill will be in character with the specific conditions of each context. Commercial parcels and uses that provide necessary neighborhood services will be encouraged where appropriate. Larger commercial enterprises might be appropriate along Morrison Drive and as infill conditions on Meeting Street. This redevelopment plan envisions office/commercial buildings to anchor a new public space on Meeting Street, with additional ground floor retail on the east side of Meeting Street; above the retail could be up to four floors of residential apartments.

The areas behind the mixed-use frontages between Meeting Street and Morrison Drive will be primarily infill residential development. This residential land use will help reinforce and stabilize the existing neighborhood, and will provide a range of housing types and affordability.

The proposed land uses will foster increased opportunity for economic development and will help advance property values in the redevelopment area.

#### **HOUSING AFFORDABILITY**

Infill housing will be provided in ways that are sensitive to the broader needs of the area as well as the specific conditions of each site's context.

Scattered single-family and duplex residential will infill some of the missing teeth along Cooper Street, possibly in collaboration with area non-profits. Denser multi-family development, including home-ownership and rental opportunities, will occur on the new blocks created within the new street framework. Multi-family development can line both sides of the new east-west segment between America Street and the Drake Street extension, providing positive street frontages on both sides, and masking the ragged back frontages of Cooper Street and the edge conditions of the CHA housing.

Additional residential could occur above ground floor retail along the east side of Meeting Street. This might be denser apartment or condominium housing. Under these guidelines, many scenarios should be investigated to assess the proper mixture.

## **SPECIFIC PUBLIC INVESTMENTS**

### **1. IMPROVEMENT OF THE LOCAL STREET NETWORK, INCLUDING IMPROVEMENTS TO EXISTING STREETS AND THE CREATION OF A NEW EAST-WEST CONNECTING STREET.**

This investment for design and construction of transportation infrastructure and associated improvements will provide the east-west linkage that has been eliminated from the area with the demolition of the old Grace and Pearman Bridges. This east-west connection is necessary both to move traffic efficiently, and to prevent this traffic from utilizing existing east-west neighborhood streets and negatively impacting current Eastside residents. This investment will provide the opportunity for traffic solutions to be comprehensive and well-integrated in order to improve the larger context of the Eastside neighborhood.

Because this neighborhood had been split by the imposition of the old bridges for too many years, the City is working to re-knit the neighborhood back together as quickly as possible. With the completion of the construction of the new bridge and the demolition of the old bridges, the City wants to be certain that the healing of this neighborhood can begin immediately. Without the ability to invest in the design and construction of the new east-west street, much of the ground where the old bridges stood will remain vacant for an extended period of time, both delaying the restoration and economic revitalization of the neighborhoods, and potentially creating an area for detrimental activities to occur.

### **2. IMPROVEMENTS TO STORMWATER MANAGEMENT INFRASTRUCTURE.**

The new east-west street also would include significant subsurface drainage system improvements that will address both the stormwater drainage needs of the new street as well as the drainage challenges of the surrounding neighborhood. In addition, the existing conditions have created significant flooding impacts in the adjacent neighborhood, impacts that are felt on an ongoing basis. Such flooding risks regular damage to property and continuing disruption to the livelihood of Eastside residents. The urgency of this effort cannot be overstated: without this investment, the re-knitting of the neighborhood and its economic revitalization will be significantly delayed. Without investment in the necessary sub-surface drainage infrastructure, any opportunity to build the new road will be delayed as well; it would not be prudent to construct a new road without putting in place the underground drainage infrastructure; doing so would require digging up the new road first, meaning costly inefficiency and extended disruption to the surrounding neighborhood.

### **3. CONSTRUCTION OF SIDEWALKS, NEW CURB AND GUTTER INSTALLATION, STREET-LIGHTING, AND LANDSCAPING.**

In association with all street construction in the redevelopment area, new investment will be made in the expected street-scaping amenities that enhance the public realm. These would include new sidewalks or sidewalk reconstruction where necessary, new granite curb installation, street trees, and street furniture such as lighting, trash receptacles, benches and public transit stops/shelters.

### **4. ADDITION OF TRAFFIC CONTROL SYSTEMS AND SIGNALIZATION, AND STREET SIGNAGE.**

Where necessary, new or enhanced traffic control and signalization will be added to the street network in the redevelopment area. The specific intersections where the new east-west street interfaces with Morrison Drive and with Meeting Street will be a focus area for this investment, as befits the complex crossings of vehicular traffic, bicycle routes and pedestrian paths.

### **5. IMPROVEMENTS TO THE INTERSTATE HIGHWAY INTERCHANGES AND OFF-RAMPS.**

The I-26 interchanges have a significant impact on the flow of traffic and the quality of life in the redevelopment area. Investment in improvements to the intersections with surface streets and the vacant

lands surrounding these interchanges will enhance the image and economic growth of the redevelopment area.

#### **6. CONSTRUCTION OF BICYCLE PATHS AND BICYCLE AND PEDESTRIAN FACILITIES.**

With the growing success of the new Wonder's Way Bike and Pedestrian Path on the Ravenel Bridge and the enhanced network of bicycle routes and pedestrian facilities on the Peninsula, the redevelopment area will require investment in new linkages within this network. Specifically, a new dedicated bike route will pass through the redevelopment area, connecting Wonder's Way with the central spine of the Peninsula (the site of an anticipated north-south bike route), and forming one-half of a cross-Peninsular bicycle linkage. In addition, a new bicyclist/pedestrian staging and parking area will be constructed on the triangular area at the eastern edge of the bridge redevelopment zone, providing a safe and convenient service facility for users of the bicyclist/pedestrian path on the new bridge.

#### **7. CREATION OF NEW PUBLIC SPACES AND PARKS, AND THE IMPROVEMENT TO EXISTING PARKS AND PARK FACILITIES.**

The existing Martin Park is in need of significant improvement and re-investment. Additionally, new public spaces at the east and west ends of the redevelopment area have been identified.

#### **8. CONSTRUCTION OF CIVIC BUILDINGS AND CULTURAL FACILITIES.**

Within the redevelopment area there is demonstrated need for certain civic and cultural facilities. Investments in this category may include public safety facilities, new and/or renovated park or recreation facilities; and potential community social service centers.

#### **9. PRESERVATION AND RESTORATION EFFORTS AT THE FORMER SCE&G TROLLEY BARN.**

The City sponsored community workshops to determine future potential uses for the SCE&G Trolley Barn on Meeting Street. These workshops have suggested that an appropriate community or civic use be found to advance the restoration and adaptive re-use of this landmark building. Such an investment will provide a needed civic locus for the Eastside and East Central neighborhoods.

### **DURATION OF PLAN**

The community discussion and planning process for the redevelopment project has been ongoing since the beginning of construction for the new Ravenel Bridge. From this point, the duration of the Cooper River Bridge Area Redevelopment Plan is 25 years.

### **PROJECT COSTS AND FUNDING SOURCES**

Redevelopment costs are estimated to be \$25,250,000. These costs would be funded from a variety of sources, including but not limited to Community Development Block Grants; economic development grants; local, state and federal transportation funds and other appropriations; as well as from the proceeds of several series of tax increment bonds, each to be issued for a term of not greater than 15 years from their date of issuance, which may be a date ten years from the date of establishment of the Cooper River Bridge Redevelopment Project Area; provided the term of the obligations may not exceed the duration of the Redevelopment Plan of 25 years. It is anticipated that the total amount of tax increment indebtedness that will be incurred to implement this plan will in an amount sufficient to meet the tax increment obligations incurred will be approximately \$11,000,000.

The most recent equalized assessed valuation of all property within the Cooper River Bridge Redevelopment Project Area is \$1,842,260. The estimated equalized assessed valuation of the project area after redevelopment is \$14,003,830, which would be expected to increase by approximately 3% each year thereafter.

## **CONCLUSION**

These public infrastructure investments will serve as a primary catalyst to re-knitting the neighborhood, preparing the ground for new investments in housing -- both a significant amount of affordable housing as well as market-rate housing -- and new workplaces to advance economic opportunities, as well as making needed improvements to the existing infrastructure in the area. It is anticipated that the investment of public money to provide these facilities will make the area attractive for private investment and it is further anticipated that as a result of the public investment in the redevelopment area, blight, deterioration and other problems will be ameliorated. Underutilized and vacant buildings and properties will be rehabilitated and new buildings will be built.

## EXHIBIT B

## NOTICE OF PUBLIC HEARING

By ordinance adopted December 18, 2007, City Council of the City of Charleston, South Carolina ("City Council") (collectively, the "Ordinance") established the Cooper River Bridge Redevelopment Project Area (the "District" or the "Project Area") as permitted by the Tax Increment Financing Law (the "Act") set forth at Sections 31-6-10 to 31-6-110, Code of Laws of South Carolina, 1976, as amended.

As required by Section 31-6-80(B) of the Act, notice is hereby given that on Tuesday, \_\_\_\_\_, 2017, at \_\_\_\_ p.m. in [Council Chambers, City Hall, 80 Broad Street,] Charleston, South Carolina, City Council will conduct a public hearing on the approval of amendments to the nature of the Redevelopment plan of the District, including Redevelopment projects, pursuant to the provisions of Section 31-6-80 of the Act.

As required by Section 31-6-80(B) of the Act, notification is given that all interested persons will be given an opportunity to be heard at the public hearing.

As required by Section 31-6-80(F)(2) of the Act, the public infrastructure capital improvements which will supplement the redevelopment plan and redevelopment project in the Ordinance are improvements to include affordable housing projects to provide or support publicly owned affordable housing or public infrastructure projects to support privately owned affordable housing. "Affordable housing" means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development.

Funding for these projects is expected to come from a variety of sources and the availability of public or private moneys for one or more of these undertakings may beneficially affect the source of funding for the remaining improvements. The City expects incremental tax revenues and tax increment bonds of the District to be used to defray the cost of the above specific Redevelopment projects as well as the other projects described in the Ordinance.

The Redevelopment plan describes the City of Charleston's expectation that the investment of public money to provide the sort of facilities described above and in the Ordinance will make the area increasingly attractive for private investment. It is anticipated that as a result of the public investment in the District, blight, deterioration and other problems will be ameliorated and under-utilized and vacant buildings and properties will be rehabilitated. Please contact the Department of Economic Development for additional information about the redevelopment plan or to request a copy of such plan.

/s/ Vanessa Turner-Maybank

Clerk, Charleston City Council

Date of Publication: \_\_\_\_\_, 2017

EXHIBIT C

NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that by Ordinance effective \_\_\_\_\_, 2017, the City Council of the City of Charleston has approved amendments to the Cooper River Bridge Area Redevelopment Plan.

Notice is further given that the provisions of Section 31-6-80, Code of Laws of South Carolina, 1976, provide that any interested party may, within twenty days after the date of publication of this notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the Court of Common Pleas of Charleston County.

By order of the City Council of the City of Charleston.

Vanessa Turner-Maybank  
Clerk, City of Charleston, South Carolina

Date of Publication:

\_\_\_\_\_, 2017

# TIF Districts

Corporate Area Design TIF

Historic TIF

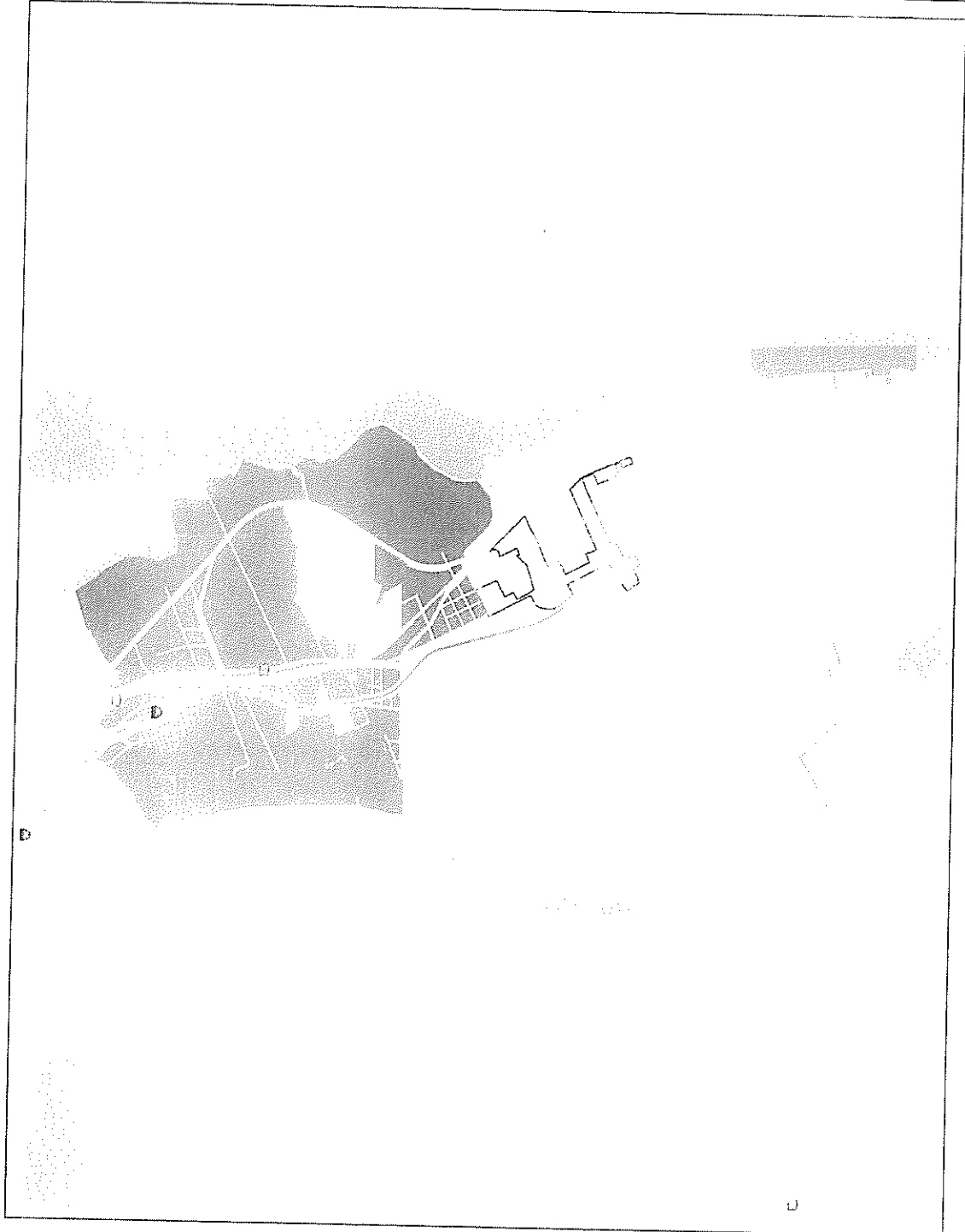
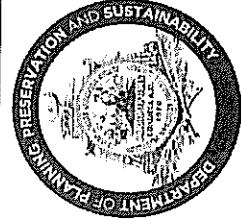
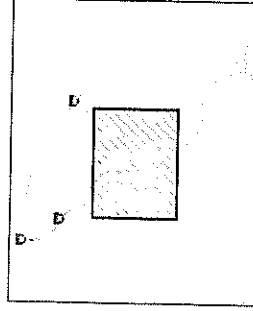
King Street Gateway TIF (+25% +0.85)

Waterfront Rev TIF (+25% +0.75)

Papillon TIF (10%) +0



Printed June 2010  
 provides project: TIF\_DISTRICTS\_updated.mxd





# City of Charleston

*South Carolina*

*Department of Public Service*

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

Date

Mr. Kirk R. Richards, P.E.  
Assistant District Maintenance Engineer  
SCDOT - District Six  
6355 Fain Blvd  
North Charleston, SC, 29406

RE: Maintenance of Non-Standard Construction Materials within Concord Street (S-10-396).

Dear Mr. Richards:

The City of Charleston, through its Technical Review Committee, and in keeping with the non-standard construction materials that have historically been used in the streets adjacent to the site, requires the installation of 170 linear-foot long granite curb, and a 7-foot wide by 96-linear foot long concrete sidewalk with non-standard joint pattern to be constructed in conjunction with the International African American Museum construction project, within the SCDOT right-of-way at Concord Street (S-10-396).

The City Council of Charleston, at its meeting held [date of meeting], in order to maintain the historic character of the streetscape in Charleston, agreed to accept maintenance responsibility for the non-standard curbing material within the State maintained right-of-way shown on the attached drawing. The City of Charleston agrees to maintain the granite curbing in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, and AASHTO Guide for Development of Pedestrian Facilities*).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at [cabinessl@charleston-sc.gov](mailto:cabinessl@charleston-sc.gov).

Sincerely,

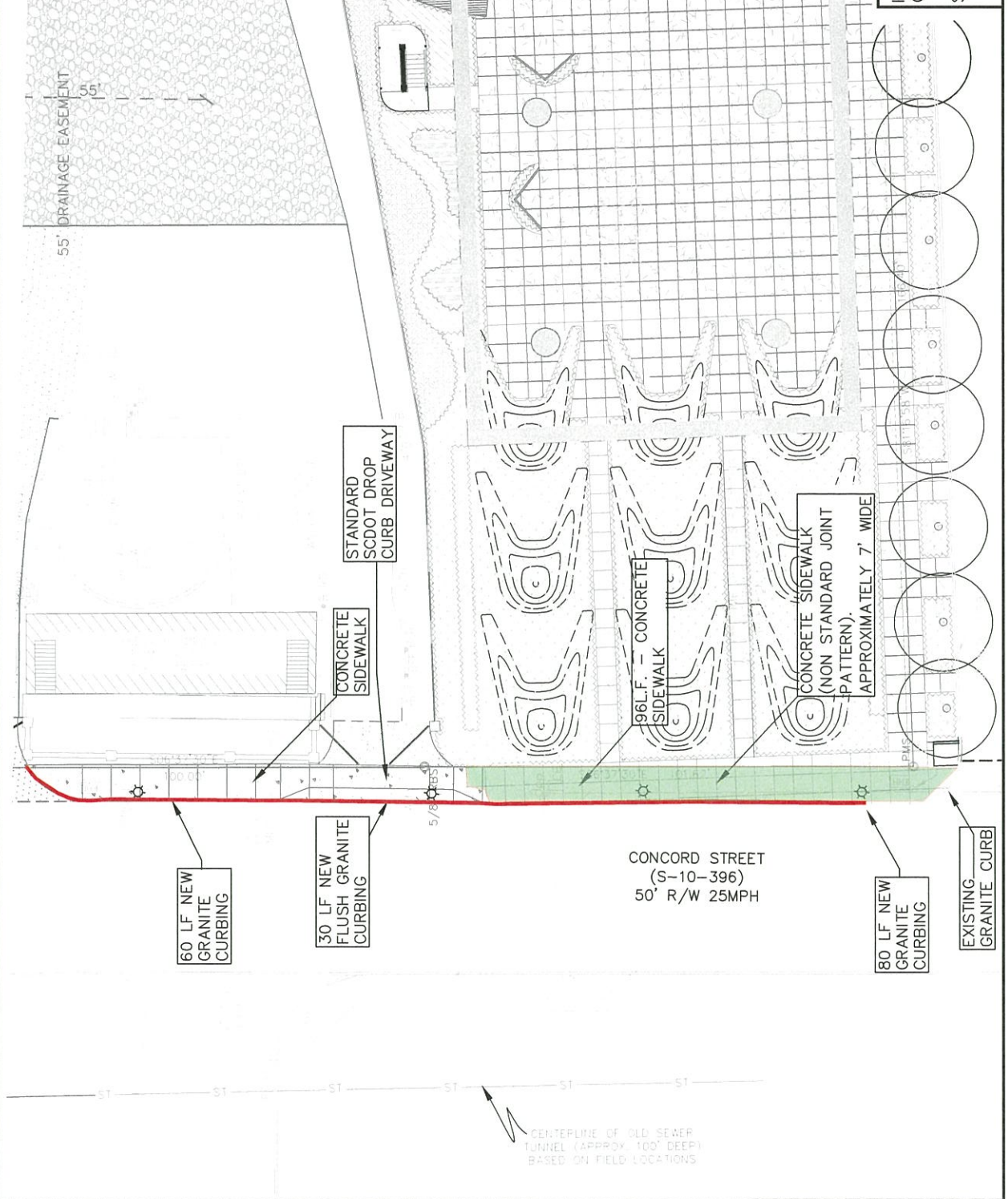
Laura S. Cabiness, P.E.

Copy to:  
Michael R. Metzler, Deputy Director  
Thomas F. O'Brien, Deputy Director  
Brian Pokrant, GIS Analyst  
Trey Linton

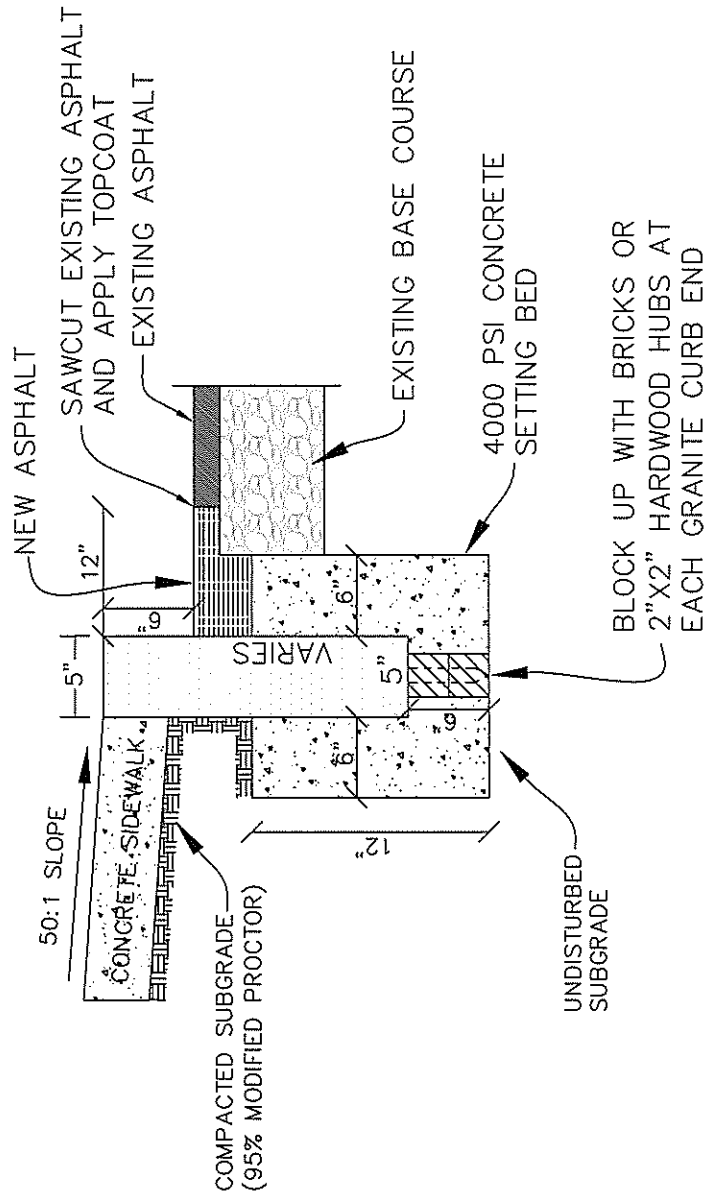
LSC/eac



NON STANDARD MATERIAL TABLE	
GRANITE CURBING: TOTAL LENGTH =	170 L.F.
CONCRETE SIDEWALK (NON STANDARD JOINT PATTERN)= 96L.F.	
680 S.F. - APPROXIMATELY 7' WIDE	



IAAM  
CONCORD STREET SIDEWALK EXHIBIT  
SCALE: 1" = 20'



NOTE:

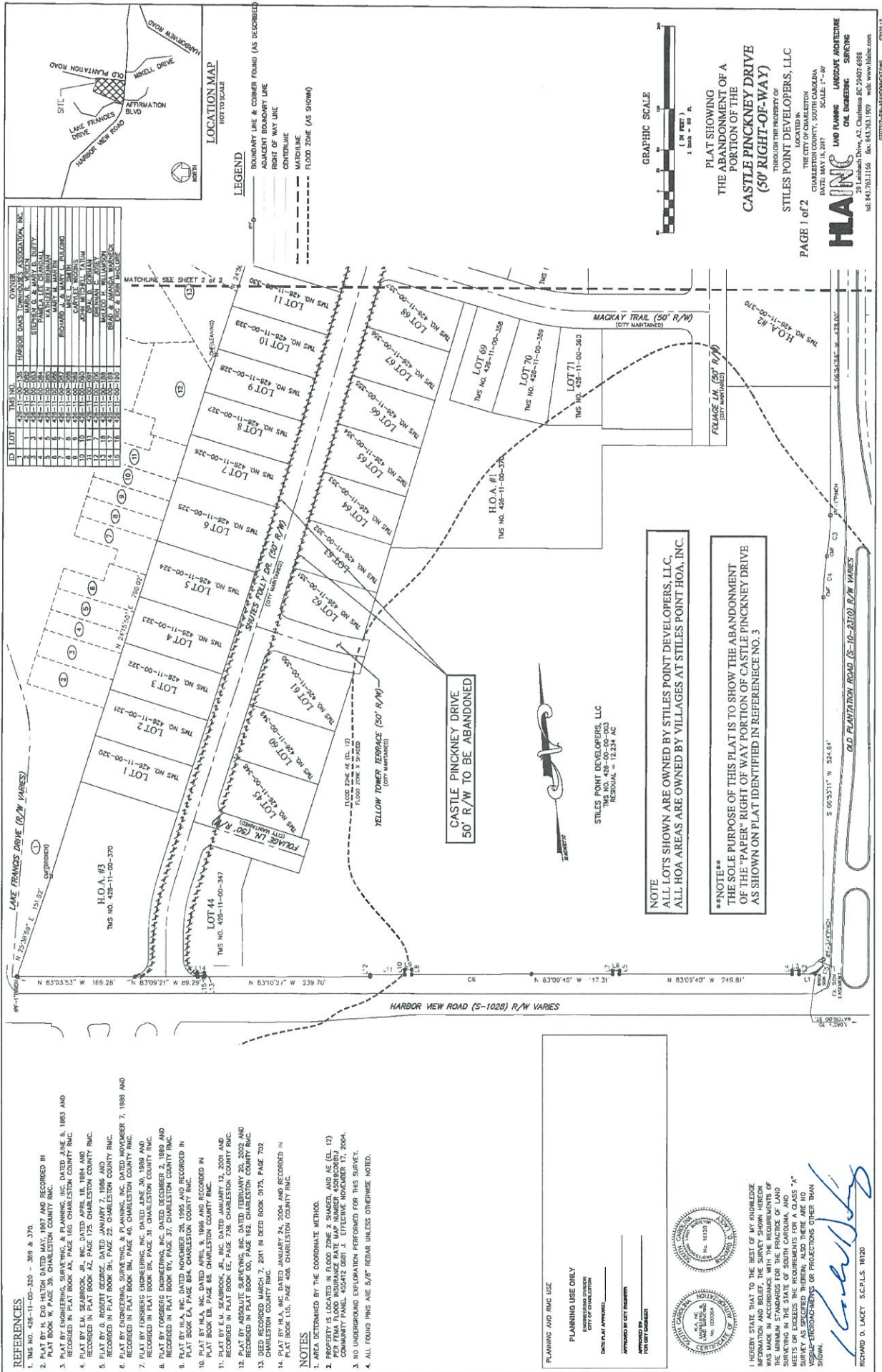
1. JOINTS BETWEEN CURBS TO BE BUTT JOINTED.
2. IF GRANITE CURBING IS TO BE RESET, ANY SECTIONS LESS THAN 5' IN LENGTH SHALL NOT BE USED.
3. OMIT CONCRETE BEHIND CURB IN TREE WELL AREAS. SPAN TREE WELL WITH CONTINUOUS CURB IF POSSIBLE.
4. MINIMUM GRANITE CURB TO 5' LENGTH.

## GRANITE CURB DETAIL

5

NOT TO SCALE

C502







STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON )

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ASHLEY PARK DEVELOPMENT, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) RIGSBY LANE, HARTLAND STREET, WILLIAM E. MURRAY BLVD.

as shown and designated on a plat entitled "Final Subdivision Plat of a Portion of Tract B-3B to Create Ashley Park Phase 5 City of Charleston Charleston County, South Carolina, prepared for Ashley Park Development, LLC",

prepared by Thomas & Hutton,  
 dated June 22, 2017, revised \_\_\_\_\_, and recorded on \_\_\_\_\_  
 in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County.  
 Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Whitfield Company, a Partnership dated February 17, 2004 and recorded Feb 18, 2004 in Book L-484 at Page 837 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston  
 Department of Public Service  
 Engineering Division  
 2 George Street  
 Suite 2100  
 Charleston, South Carolina 29401

Portion of TMS No.:

306-00-00-132

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this \_\_\_\_\_ day of August 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Grantor: Ashley Park Development, LLC

Elizabeth B. Dasburg  
Witness Number One

[Signature]

Elizabeth B. Dasburg  
Printed Name

Hilton C. Smith, Jr., its Manager  
Printed Name

[Signature]  
Witness Number Two

J. Sydney Boone, Jr.  
Printed Name

\*\*\*\*\*

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Hilton C. Smith, Jr., the Manager of Ashley Park Development, LLC, a SC LLC, on behalf of the Grantor on the 8 day of August, 2017.

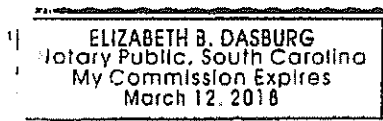
Signature of Notary: Elizabeth B. Dasburg

Print Name of Notary: Elizabeth B. Dasburg

Notary Public for South Carolina

My Commission Expires: 3-12-18

SEAL OF NOTARY



STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by ASHLEY PARK DEVELOPMENT, LLC  
to THE CITY OF CHARLESTON on \_\_\_\_\_.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): 2-transfer to municipal government (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_\_ or No \_\_\_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check YES \_\_\_\_\_ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here )
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$0.00.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

ASHLEY PARK DEVELOPMENT, LLC

Responsible Person Connected with the Transaction

Print or Type Name Here

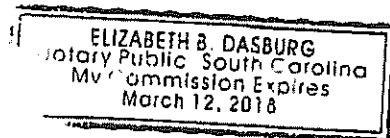
Hilton C. Smith, Jr., its Manager

Sworn this 8 day of August 2017

Elizabeth B. Dasburg  
Notary Public for South Carolina

My Commission Expires: 3-12, 2018

Name of Notary: Elizabeth B. Dasburg





**VICINITY MAP**

**FINAL PLAN AT  
A PORTION OF  
TRACT B-3B  
TO CREATE  
ASHLEY PARK  
PHASE 5**

ASHELY PARK V

**THOMAS & HUTTON**  
Surveyors & Engineers, Inc.  
400 Johnson Drive, Birmingham, AL 35202  
Tel: (205) 944-1111 • Fax: (205) 944-1112

**RECORDED**

DATE: 11/11/11

BY: [Signature]

**PLANNING USE ONLY**

City of Birmingham

Department of Planning & Economic Development

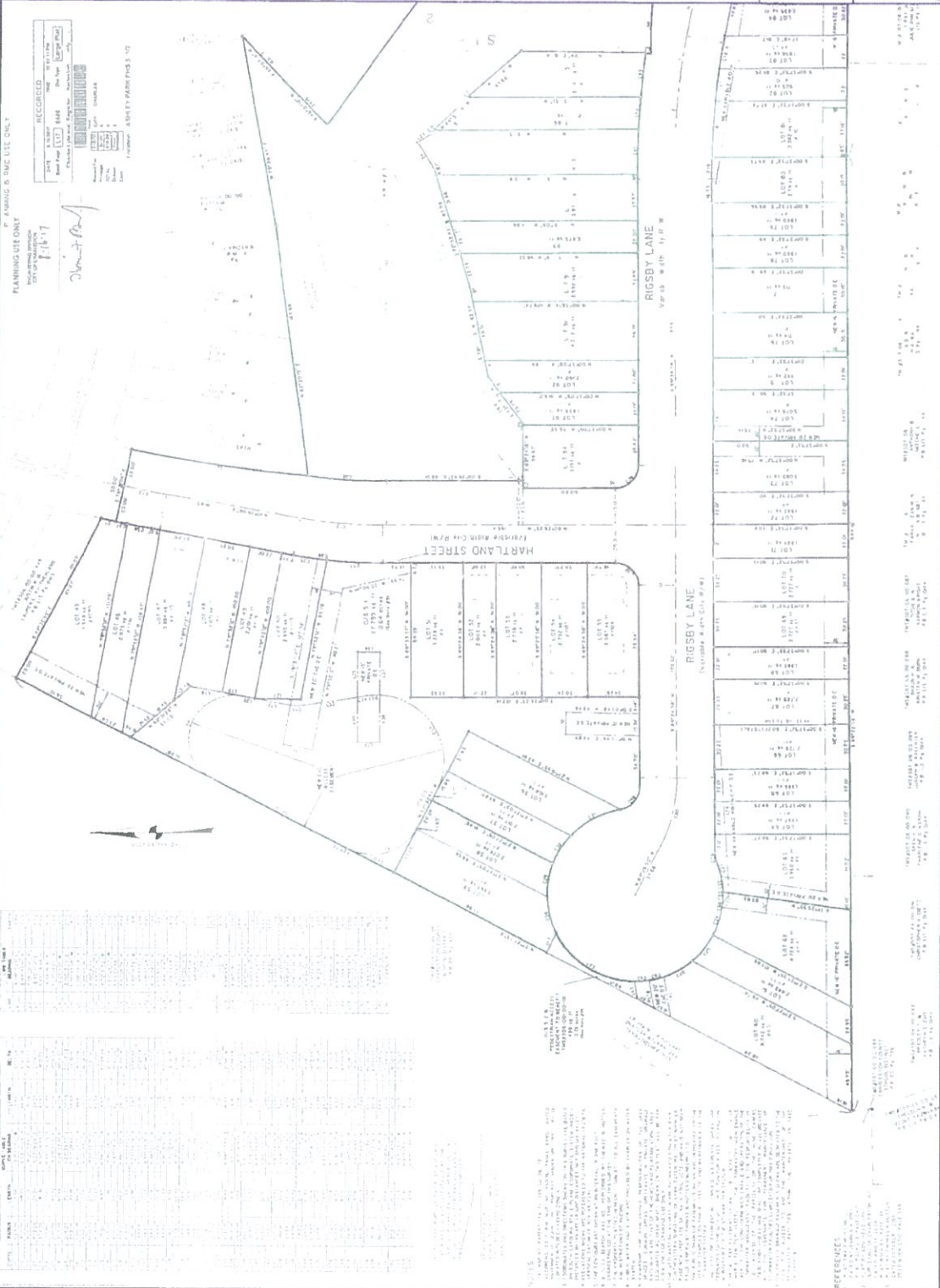
Division of Planning

Staff: [Name]

Project: Ashley Park Phase 5

**SCALE**

1" = 100'



**REFERENCES:**

1. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

2. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

3. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

4. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

5. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

6. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

7. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

8. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

9. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.

10. City of Birmingham, Department of Planning & Economic Development, Division of Planning, Staff: [Name], Project: Ashley Park Phase 5, 11/11/11.



STATE OF SOUTH CAROLINA )  
 )  
 )  
COUNTY OF CHARLESTON )

EXCLUSIVE STORM  
WATER DRAINAGE  
EASEMENTS  
CITY OF CHARLESTON

This Agreement is made and entered into this        day of August 2017, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and ASHLEY PARK DEVELOPMENT, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as Charleston County tax map number 306-00-00-132 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of \_\_\_\_\_ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

"Final Subdivision Plat of a Portion of Tract B-3B to Create Ashley Park Phase 5 City of Charleston Charleston County, South Carolina, prepared for Ashley Park Development, LLC"

Prepared and executed by Thomas & Hutton dated June 22, 2017,  
revised on \_\_\_\_\_, and recorded on \_\_\_\_\_ in Plat  
Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston, South Carolina (herein the "Plat").  
A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES:

Witness #1 Elizabeth B. Dasburg

Witness #2 J. Smith

OWNER: Ashley Park Development, LLC

Name: Hilton C. Smith, Jr., Manager

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Hilton C. Smith, Jr., the Manager of Ashley Park Development LLC, a SC LLC, on behalf of the Owner on 8-8-17.

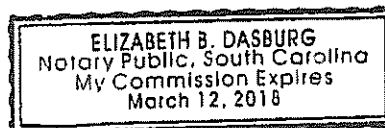
Signature: Elizabeth B. Dasburg

Print Name of Notary: Elizabeth B. Dasburg

Notary Public for South Carolina

My Commission Expires: 3-12-18

SEAL OF NOTARY



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PEARLSTINE REAL ESTATE INVESTMENT CO., LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names)  
St Johns Woods Parkway, Shrimp Catcher Way, Halle Road, Bouganvillia Drive

as shown and designated on a plat entitled  
 FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (40.363 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-1 CONTAINING 20 LOTS (4.595 AC), RIGHT OF WAYS (2.152 AC), H.O.A. AREAS (10.855 AC), AND RESIDUAL TRACT (22.761 AC) PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

prepared by HLA, Inc.,  
 dated April 17, 2017, revised \_\_\_\_\_, and recorded on \_\_\_\_\_  
 in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County.  
 Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the The Summerton Inn, Inc dated March 21, 1996 and recorded March 22, 1996 in Book V266 at Page 634 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston  
 Department of Public Service  
 Engineering Division  
 2 George Street  
 Suite 2100  
 Charleston, South Carolina 29401

Portion of TMS No.:

279-00-00-143

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 27<sup>th</sup> day of June, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness Number One

Shelia Pace  
Printed Name

Clare Petersen  
Witness Number Two

CLARE PETERSEN  
Printed Name

Grantor  
[Signature]

Edwin S. Pearlstone Jr.  
Printed Name President

\*\*\*\*\*

STATE OF South Carolina  
COUNTY OF Charleston

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlstone Jr., the President of Pearlstone Real Estate Investment Co. LLC, a Limited Liability Co., on behalf of the Grantor on the 27<sup>th</sup> day of June, 2017.

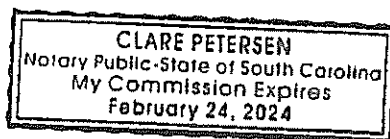
Signature of Notary: Clare Petersen

Print Name of Notary: CLARE PETERSEN

Notary Public for SOUTH CAROLINA

My Commission Expires: 2/24/2024

SEAL OF NOTARY



STATE OF SOUTH CAROLINA    )

COUNTY OF CHARLESTON    ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1.     I have read the information on this affidavit and I understand such information.
2.     The property was transferred by PEARLSTINE REAL ESTATE INVESTMENT CO., LLC  
to THE CITY OF CHARLESTON on \_\_\_\_\_.
3.     Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_\_ or No \_\_\_\_\_

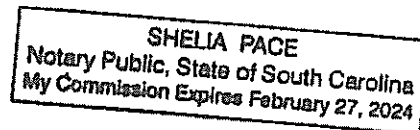
4.     Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5.     Check YES \_\_\_ or NO \_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6.     The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

*Edwyn S. Pearlstone Jr.*  
Responsible Person Connected with the Transaction

Edwyn S. Pearlstone Jr.  
Print or Type Name Here  
President

Sworn this 27<sup>th</sup> day of June 2017  
60  
Notary Public for South Carolina  
My Commission Expires: 2/27 . 2024









STATE OF SOUTH CAROLINA )  
 )  
 )  
COUNTY OF CHARLESTON )

EXCLUSIVE STORM  
WATER DRAINAGE  
EASEMENTS  
CITY OF CHARLESTON

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the “City”), and PEARLSTINE REAL ESTATE INVESTMENT CO., LLC (herein the “Owner”).

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as Charleston \_\_\_\_\_ County tax map number 279-00-00-143 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of \_\_\_\_\_ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

2. FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (40.363 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-1 CONTAINING 20 LOTS (4.595 AC), RIGHT OF WAYS (2.152 AC), H.O.A. AREAS (10.855 AC), AND RESIDUAL TRACT (22.761 AC) PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

Prepared and executed by HLA, Inc. dated April 17, 2017

revised on \_\_\_\_\_, and recorded on \_\_\_\_\_ in Plat  
Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston \_\_\_\_\_, South Carolina (herein the "Plat").

A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES:

Witness #1

Clare Petersen

Witness #2

STATE OF South Carolina )  
COUNTY OF Charleston )

OWNER:

Name: President

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlman, the President of Pearlman Real Estate Investment LLC, a limited liability company, on behalf of the Owner on 6/27/17.

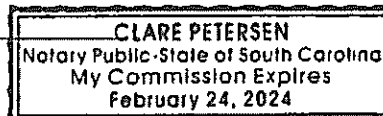
Signature: Clare Petersen

Print Name of Notary: CLARE PETERSEN

Notary Public for SOUTH CAROLINA

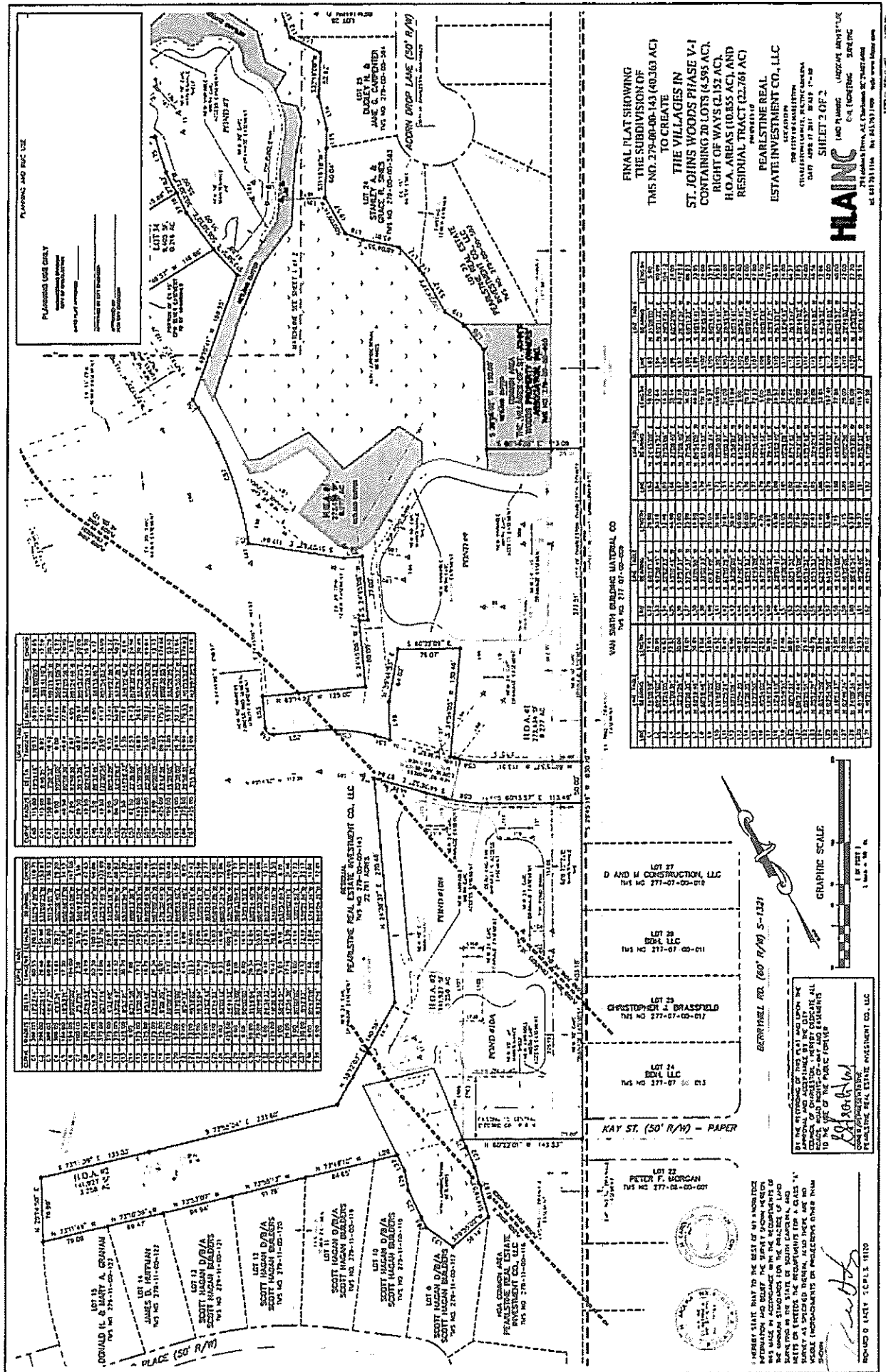
My Commission Expires: 2/22/2024

SEAL OF NOTARY



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2 of 1



202

**AMENDMENT TO ADMINISTRATIVE SERVICES AGREEMENT**

This Amendment to Administrative Services Agreement ("Amendment") amends the Administrative Services Agreement ("Agreement"), effective January 1, 2013 entered into between City of Charleston ("Purchaser") and Blue Cross and Blue Shield of South Carolina ("BCBSSC"). This Amendment is effective January 1, 2018.

WHEREAS, Purchaser and BCBSSC have entered into the Agreement (as amended from time to time) whereby BCBSSC provides certain Services for Purchaser; and

WHEREAS, Purchaser and BCBSSC desire to enter into this Amendment to the Agreement.

NOW, THEREFORE, Purchaser and BCBSSC hereby agree that the Agreement is hereby amended:

by deleting Schedule A in its entirety and replacing it with the attached Schedule A, "Effective Date: (Contract Year) of this Schedule A: January 1, 2018 through December 31, 2018"; and

by deleting Exhibit B in its entirety.

EXCEPT as otherwise set further herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, BCBSSC and Purchaser have caused their names to be signed hereto by their respective officers.

**BLUE CROSS AND BLUE SHIELD  
OF SOUTH CAROLINA**

An Independent Licensee of the Blue Cross  
and Blue Shield Association

By:

Title: Blue Cross and Blue Shield Division

**PURCHASER**

By: \_\_\_\_\_

Witness \_\_\_\_\_

Its: \_\_\_\_\_

Date \_\_\_\_\_

(Signature and Title)

# Blue Cross and Blue Shield of South Carolina Schedule A

Purchaser Name: City of Charleston

Purchaser Base Number (s): 03-57596

Effective Date: (Contract Year) of this Schedule A: January 1, 2018 through December 31, 2018

<b>Administrative Charges:</b>	<p>\$32.70 per Employee per month (PEPM) (Excludes sub- groups: 28 &amp; 29) (January 1, 2016 through December 31, 2018)</p> <p>\$2.10 per Employee per month (PEPM) (Dental)</p> <p>\$0.50 per Employee per month (PEPM) (Dental Commission)</p>
<b>Inter-Plan Arrangements Fees:</b>	
<b>BlueCard Program Fees:</b>	
<b>Access Fees: (*)</b>	<p>Up to 4.30% of network savings, but not to exceed \$2,000.00 per claim.</p> <p><b>Note:</b> Access Fees will apply when Members receive services outside of the service area in which they reside. (The access fee percentage will be up to the currently allowable BlueCard Program rate based on account size. Rates are subject to annual revision.)</p>
<b>Administrative Expense Allowances (AEAs):</b>	Up to \$5.00 per claim professional and \$11.00 per claim institutional. (This fee may include Non-Participating Provider Claim fees and BlueCard Worldwide AEA fees.)
<b>Other BlueCard Program Fee: (*)</b>	
<b>Other Fees:</b>	
<b>Claim Amount Account Funding Method:</b>	By the deadline set forth in Article V of this Agreement.
<b>Late Charge:</b>	1% per month or such other maximum amount allowed by law
<b>Retention Services Fee:</b>	7.5% of the claims processed by BCBSSC
<b>Health Reimbursement Account (HRA)/Health Incentive Account (HIA):</b>	\$3.50 per Employee per month (PEPM) (Applies to sub- groups: 06-09, 25,27,30-33, 38-40)
<b>Reinsurance Coordination Fee:</b>	\$3.00 per Employee per month (PEPM)
<b>Health Savings Accounts:</b>	\$2.25 per Employee per month (PEPM) (Applies to sub- groups: 34-37)
<b>Flexible Spending Account:</b>	\$5.50 per Participant per month (PPPM) (Excludes sub- groups: 28 & 29)
<b>Enhanced Recovery Fee:</b>	30% of all recoveries
<b>Group Litigation Fee:</b>	30% of all recoveries
<b>Subrogation Fees:</b>	30% of all recoveries
<b>Blue Distinction Centers for Transplants (BDCT) Fee:</b>	\$4,200 will apply for each instance (The BDCT fee is established by the Association and subject to change)
<b>Health Care Services Product Fees:</b>	
<b>Telehealth / American Well BCOD: (Excludes sub- groups 28 &amp; 29)</b>	\$59 Claims Fee is passed to member, per plan benefits.
<b>Engagement Suite Standard Programs: (Excludes sub- groups 28 &amp; 29)</b>	<p>\$4.40 per Employee per month (PEPM)</p> <p>Suite Includes: Health Coaching – Chronic Condition and Lifestyle, Essential Advocate, Rally-Wellness Engagement and Proactive Member Messaging</p>
<b>Onsite Comprehensive Care Management: (Excludes sub- groups 28 &amp; 29)</b>	\$700 for Home Visit and then \$750 monthly case rate
<b>Radiology Management (NIA): (Excludes sub- groups 28 &amp; 29)</b>	\$0.62 per Employee per month (PEPM)

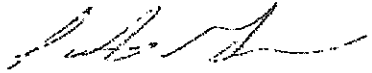
City of Charleston  
Version 01012016



Blue Cross and Blue Shield of South Carolina  
Schedule A

IN WITNESS WHEREOF, BCBSSC and Purchaser have caused their names to be signed hereto by their respective officers.

**BLUE CROSS AND BLUE SHIELD OF SOUTH CAROLINA**  
An Independent Licensee of the Blue Cross and Blue Shield Association



By: \_\_\_\_\_  
Title: President  
Blue Cross and Blue Shield Division

**PURCHASER**  
City of Charleston

By: \_\_\_\_\_ Witness \_\_\_\_\_  
Its: \_\_\_\_\_  
\_\_\_\_\_  
(Signature and Title) Date \_\_\_\_\_

**City of Charleston  
2018 Budget Year**

<b>Recommended Plan Design Changes:</b>		<b>cost (savings)</b>
Fund each HSA with \$100 (assume 50 enrollees)		5,000
For HSA Plan, add embedded family deductible and RX Co-Pays		-
Increase the deductibles in Retiree PPO plan (\$500/\$1000)		(35,000)
	<b>Net Savings</b>	<u><u>(30,000)</u></u>
<b>Administration Cost Changes:</b>		
Increase in Dental Admin cost \$.15/PEPM		3,015
<b>2018 Fees Due for the Affordable Healthcare Act :</b>		
Affordable Healthcare Act Reinsurance fee for 2018		\$ -
Affordable Healthcare Act PCORI fee (due July 31, XXXX)		\$ 7,232
Affordable Healthcare Act reporting costs		\$ 5,500

**City of Charleston  
Budget Year 2018**

<u>Current Enrollment</u>	<u>2017 Budget 1610</u>	<u>2017 Estimated 1570</u>	<u>2018 Budget 1600</u>
Medical Costs	14,778,345	15,150,000	16,300,000
Dental Costs	890,000	920,000	925,000
Fully Insured Vision	127,536	130,000	129,819
Plan Design Changes for budget year	38,250	38,250	(30,000)
Administration costs	875,558	900,000	875,484
Stop Loss Fees	847,570	852,000	975,000
HRA contribution	1,257,250	1,130,000	1,357,000
Flexible Spending Administration	26,400	24,000	26,400
COBRA Administration	18,000	18,000	19,200
Wellness Program	53,000	53,000	53,500
Fitbits	28,750	25,000	28,000
Exercise Program	4,800	4,800	4,800
Diabetes Program	(158,000)	(158,000)	(158,000)
Flu Shots	8,000	8,000	10,000
Other Wellness Programs	11,400	11,400	10,790
Well Check program	102,375	110,000	115,500
Weight Loss Program	7,500	7,500	7,500
Firefighters Mental Health coverage	36,000	36,000	36,000
Affordable Healthcare reporting	7,500	5,346	5,500
Affordable Healthcare Act Reinsurance fee (due 1/15/XX)			
Affordable Healthcare Act PCORI fee (due 7/31/XX)	7,053	7,189	7,232
	<u>18,967,286</u>	<u>19,272,485</u>	<u>20,708,725</u>
Cost per enrollee	11,781	12,275	12,943
Increase budget to budget			9.9%
Increase estimate to budget			5.4%
<b>Estimated Contributions</b>			
Employees	3,124,567	3,415,000	3,381,476
Retirees	557,899	565,000	569,548
Museum	291,238	275,000	260,108
Cobra	62,106	5,000	69,738
	<u>4,035,809</u>	<u>4,260,000</u>	<u>4,280,869</u>
	21.3%	22.1%	20.7%
	<u>14,931,477</u>	<u>15,012,485</u>	<u>16,427,856</u>
<b>Net Cost</b>		<b>81,008</b>	<b>1,496,379</b>
<b>Estimated Over Budget net costs for 2017</b>			
<b>Net increase in the budget for 2018</b>			

City of Charleston, SC  
Employee Bi-weekly Rates

**Medical Premiums**

Health Savings Acct.

Employee	18.91			
Employee + Spouse	103.90			501.61
Employee + Children	72.98			2,809.58
Family	130.03			1,973.41
				3,515.98

Health Savings Acct. with a non-smoker discount

Employee	13.24			
Employee + Spouse	72.73			351.13
Employee + Children	51.09			1,966.71
Family	91.02			1,381.39
				2,461.19

HRA Rates

Employee	36.80			
Employee + Spouse	152.27			976.01
Employee + Children	115.45			4,117.31
Family	183.37			3,121.87
				4,956.27

HRA Rates with a non-smoker discount

Employee	25.24			
Employee + Spouse	109.63			669.17
Employee + Children	81.97			2,964.36
Family	132.45			2,276.39
				3,581.63

**Vision Premiums**

Employee	0.82			
Employee + Spouse	1.54			21.32
Employee + Children	1.64			40.04
Family	2.40			42.64
				62.40

**Dental Premiums**

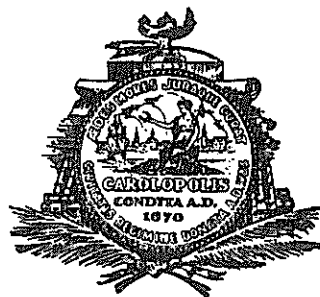
Employee	3.47			
Employee + Spouse	15.02			92.02
Employee + Children	11.13			406.14
Family	18.22			300.96
				492.67

2017  
Rate

25%  
Increase

2018  
Rate

Annual  
Contribution



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 29, ARTICLE V, SEC. 29-203 (9), (10), SEC. 29-206 (c), 29-208 (a), Sec. 29-208 (c) and (c) (1), SEC. 29-210 (a), and SEC. 29-210 (b) OF THE CODE OF THE CITY OF CHARLESTON PERTAINING TO HOURS OF OPERATION FOR ANIMAL-DRAWN VEHICLES, ZONES OF OPERATION FOR ANIMAL-DRAWN VEHICLES USED FOR PURPOSES OF TOURING AND THE NUMBER OF MEDALLIONS TO BE ISSUED FOR EACH ZONE AND ADOPTING A MAP FOR ZONES OF OPERATION. (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Findings. In January, 2014, the Tourism Management Advisory Committee was established to undertake a comprehensive study of tourism in the City. A recommendation from the Tourism Plan was to address and implement regulations pertaining to the operation of animal-drawn vehicles touring in Zones 4 and 5 of the Old and Historic and Old City Districts. The carriage routes being utilized were created and approved by City Council over 33 years ago, in 1983. A pilot program was approved and tested for 60 days. At the conclusion of the 60 day trial it was clear that some changes needed to be made to the program and an extension was granted for 90 days. During the 90 day period changes were tested.

Section 2. Chapter 29, Article V, Sec. 29-203 of the Code of the City of Charleston is hereby amended so that hereafter said Sections shall read as follows (amendatory language in **bold** and a ~~strikethrough~~ for a deletion):

Animal-drawn vehicles may operate on all streets or public ways in the district except the following:

- (a) The bricked portion of Church Street, from Water Street to South Battery, and all cobblestone and Belgium block streets;
- (b) Any public way designated as an alley, land or court (excluding St. Michael's Alley which may be used through Friday from 4:00 to 6:00 p.m., excepting

~~legal holidays and Horlbeck Alley which may be used Monday through Friday from 9:00 a.m. to 4:00 p.m. and during regular touring hours on weekends and on legal holidays);~~

(c) The following streets:

- (1) Atlantic Street;
- (2) Price's Alley;
- (3) Rope Maker's Lane;
- (4) Bedons Alley;
- (5) Ladson Street;
- (6) Big Lamboll Street;
- (7) Water Street (from Church to Meeting Streets);
- (8) Church Street (from Tradd to Water Street);
- (9) **King Street (between Mary and George Streets).**

~~Broad Street (West of State Street) from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m., Monday through Friday, excepting legal holidays;~~

~~(10) Meeting Street (North of Broad Street) from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m., Monday through Friday, excepting legal holidays;~~

(d) On such streets or at such times as are restricted for such use by the department of

traffic and transportation with the approval of the city council committee on traffic

and transportation and so designated by the director of the department of livability and tourism.

(e) There shall be an amended commercial route that can be used during eastern standard

time between the hours of 4:30 p.m. to 6:00 p.m. The commercial route approved is

as follows: Market Street to Concord Street to Vendue Range to Prioleau Street to

Elliot Street to E. Bay Street to Exchange Street to Prioleau Street to Concord Street

to Market Street.

Section 3. Chapters 29, Article V of the Code of the City of Charleston is hereby amended by deleting the language of Sec. 29-206 (c) and adding in its place and stead the following:

“The gate shall operate between the hours of 9:00a.m. through 5:30p.m. During Eastern Standard time and from 9:00am and 6:30pm during daylight savings time. During Eastern Standard Time, medallions shall be issued until 4:15p.m. And shall be returned by 5:30p.m.. During daylight savings time, medallions shall be issued until 5:15p.m. and shall be returned by 6:30p.m.”

Section 4. Chapters 29, Article V of the Code of the City of Charleston is hereby amended by changing the times in Sec. 29-206 (f) (amendatory language in **bold**):

“A commercial tour shall be defined as a tour that is conducted in the commercial district only and after **4:15p.m.** There shall be no more than five (5) commercial tours permitted to begin between **4:15p.m** and 5:00p.m. industry wide, and there shall be no more than five (5) commercial tours permitted to begin between 5:00p.m. and 5:30p.m. industry wide. The carriage company owners will determine among themselves how the five(5) commercial tours permitted to begin between 4:15p.m. and 5:00p.m. and the five (5) commercial tours permitted to begin between 5:00p.m. and 5:30p.m. will be divided up among the carriage companies. Commercial tours conducted after 5:30p.m. shall not be restricted in the number of tours permitted. **Commercial tours shall not require a medallion.**”

Section 4. Chapter 29, Article V of the Code of the City of Charleston is hereby amended by deleting the last sentence of Sec. 29-208 (a) and adding in its place and stead the following sentence (amendatory language in **bold**):

“A map outlining such zones **and the streets to be used for ingress and egress thereto, as applicable,** shall be maintained by the Department of Livability and Tourism.”

Section 5. Chapter 29, Article V, Sec. 29-208 (c) and (c) (1) of the Code of the City of Charleston is hereby amended to add provisions relating to Zone 4, so that hereafter said Sections shall read as follows (amendatory language in **bold** and a ~~striketrough~~ for a deletion):

“(c) The right to operate in Zones 1, 2, 3, **4**, and **5** shall be made available to touring entities having animal drawn vehicles for which certificates of appropriateness have been issued as follows:

- (1) Through the use of the gate and gatekeeper procedure hereinabove defined, the gatekeeper shall utilize a ~~bingo~~ **medallion selection** machine and **twenty-eight (28) pingpong balls medallions**, six (6) of which shall be designated for Zone 1, six (6) of which shall be designated for Zone 2, eight (8) of which shall be designated for Zone 3, **and eight (8) of which shall be designated for Zone 5**, to randomly select a **medallion** with a designated zone destination marked thereon, and that upon selection, the **number** shall

be removed from the ~~binge~~ **medallion selection** machine and replaced when the medallion is returned.”

- (2) **The gatekeeper will alternate between A and B medallions which will provide a different route for exiting the gate area and entering into the zones. These A and B routes provide for different paths of ingress into each zone. A detour is allowed for ingress in Zone 3B during school pickup only; carriages may avoid Archdale and travel Meeting and Queen Streets to enter Zone 3B. The routes are designated on the maps maintained by the department of livability and tourism.**
- (3) **To avoid multiple carriages from being sent out in succession on the same path, the gatekeeper will keep drawing medallions until a different zone is drawn, unless all of the medallions left are of the same zone.**
- (4) **Zone 4 will be used as a relief valve system. Zone 4 will have six (6) balls. Zone 4 balls will be put in the medallion selection machine on City holidays, the 30 busiest days of the year as determined by the industry, and such other days as the Director of livability and tourism deems necessary. An exchange of one medallion for a Zone 4 medallion will be allowed once per day.**
- (5) ~~(2)~~ When a medallion is issued, the gatekeeper shall record the company’s name, the animal-drawn vehicle driver’s name, medallion number and the time that it is issued. No animal-drawn vehicle shall be issued more than one (1) medallion within forty-five (45) minutes from the time of issuance of the first medallion. When the medallion is returned, the check-in time shall be recorded by the gatekeeper. The gatekeeper shall verify that the maximum check-out time has not been exceeded.
- (6) ~~(3)~~ A medallion shall be returned to the gatekeeper no later than seventy-five (75) minutes from the time of its issuance.”

Section 6. Chapter 29, Article V, Sec. 29-210 (a) and (b) of the Code of the City of Charleston is hereby amended by changing the number of medallions to be distributed, adding the number of medallions to be distributed in Zone 4 and Zone 5, and adding serial numbers for medallions in Zone 4 and Zone 5 so that hereafter said Sections shall read as follows (amendatory language in **bold**):

“(a) The city shall authorize a total of thirty-four (34) medallions to be distributed as follows:



Zone 1 .....	6
Zone 2 .....	6
Zone 3 .....	8
<b>Zone 4*</b> .....	<b>6</b>
<b>Zone 5</b> .....	<b>8</b>

**\*Only available as described in Section 29. (c) (4).**

(b) The medallions shall be labeled with a serial number as follows:

Zone 1 Serial Nos. **101- 106**  
Zone 2 Serial Nos. **201- 206**  
Zone 3 Serial Nos. **301- 308**  
**Zone 4 Serial Nos. 401- 406**  
**Zone 5 Serial Nos. 501- 508"**

The proposed regulations of Zone 4 eliminate the use of an overflow area during peak times of carriage touring. To address the long wait times at the gate during peak times of the season, most commonly Easter Sunday, the Director of Livability and Tourism will have the discretion to allow a limited number of carriages into zone 4 as an overflow with the intent of controlling vehicular and pedestrian traffic, and in the interest of public safety. The Director of Livability and Tourism, or his designee, will monitor zone 4 when the decision is made to allow additional carriages into the zone, to identify and address any issues that may arise.

Section 7. The map outlining zones and the streets to be used for ingress and egress thereto is attached to this Ordinance as Exhibit A is hereby adopted.

Section 8. Chapter 29, Article V of the Code of the City of Charleston is hereby amended by deleting the last sentence of Sec. 29-206 (c).

Section 9. Chapter 29, Article VI of the Code of the City of Charleston is hereby amended by deleting the last sentence of Sec. 29-236.

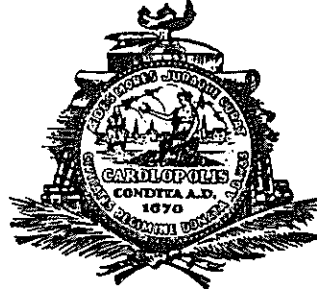
Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2017,  
and in the \_\_\_\_<sup>th</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
John Tecklenberg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council

K16J



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 2, SECTIONS 177, 178 AND 179, TO CHANGE THE ORGANIZATION OF THE BICYCLE & PEDESTRIAN ADVISORY COMMITTEE, TO AMEND THE COMMITTEE'S ROLE, AND TO CHANGE THE TERMS OF MEMBERSHIP. (AS AMENDED)

**Section 1.** Chapter 2, Sections 177, 178 and 179 of the Code of the City of Charleston are hereby amended by deleting the following struck through text and adding thereto the following underlined words, which shall read as follows:

"Sec. 2-177. - Purpose.

The City of Charleston Bicycle & Pedestrian Advisory Committee shall have the following roles and responsibilities:

- (a) Assist city staff in an inventory of existing bicycle and pedestrian facilities;
- (b) Advise city council and staff regarding ~~the creation and review of mobility or transportation sections of the city comprehensive plan, bicycle/pedestrian master plans implementation of the Citywide Transportation Plan, the People Pedal Plan, or any~~ bicycle/pedestrian matters related to policy and planning;
- (c) Establish a list of recommended bicycle and pedestrian facility priorities using the "People Pedal Plan" and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) Regional Bicycle and Pedestrian Plan "Walk Bike BCD" as guides;
- (d) ~~Recommend roadway and bicycle/pedestrian facility design standards;~~
- (ed) Develop methodologies for measuring bicycle and pedestrian activity and demand;
- (fe) Review preliminary project designs related to proposed bicycle and pedestrian improvements and provide comments to city staff related to qualitative improvements;
- (gf) Assist in identifying alternative funding sources for bicycle and pedestrian projects, facilities and services;
- (hg) Review city ordinances related to pedestrian and bicycle requirements and recommend enhancements or changes;
- (ih) Facilitate cooperation between the City of Charleston and local and regional citizenry, ~~and user advocacy groups, and businesses;~~
- (ji) Promote the importance of bicycling and walking within an overall transportation network;
- (kj) Promote education and safety programs for cyclists, pedestrians and motorists;
- (lk) Provide a forum for citizen bicycle and pedestrian concerns.

**Sec. 2-178. - Organization.**

The organization of the City of Charleston Bicycle & Pedestrian Advisory Committee shall be:

- (a) Membership. The committee shall be comprised of ~~twelve (12)~~ thirteen (13) members who shall be appointed by the mayor with the advice and consent of City Council, two of whom shall be members of City Council.
- (b) The committee membership shall include: citizens at large concerned with bicycle and pedestrian issues; members with specialized knowledge and experience regarding the transportation needs of persons with physical and/or sensory disabilities; neighborhood advocates concerned with traffic and safety issues; representatives of bicycling, running or walking advocacy or membership organizations, representatives of organizations concerned with non-motorized and public transportation issues; representatives from the bicycle or recreation dealership industry.
- (c) Committee members who are neighborhood advocates or citizens at large shall be residents in the city and/or own a business entity within the City limits throughout the terms of their positions.
- (d) The city shall provide accommodations for the known physical, sensory, or mental disabilities of the committee members during its meetings, including, but not limited to assistance with reading, writing, communicating, and aides such as tape recorded, Braille or large print material. All meetings shall be held in a location that is wheelchair accessible.
- (e) The committee shall annually elect co-chairs (one citizen at large and one councilmember) and ~~one of its members to be chairperson~~ and one of its members shall also be elected to be vice chairperson.
- (f) The committee shall establish a regular time and place of meeting and shall hold one (1) regular meeting every two (2) months. Special meetings may be called by the chairperson, or by the majority of the members of the committee, upon written notice received by each member at least twenty-four (24) hours prior to such meetings. For purpose of committee action, a quorum of the bicycle & pedestrian advisory committee shall consist of seven (7) ~~five (5)~~ members of the committee in attendance.
- (g) The committee shall make and alter rules governing its organization and procedures that are not inconsistent with any city ordinance or Roberts Rules of Order.
- (h) The committee shall keep a record of its proceedings and transactions and shall submit an annual report to the city council.

**Sec. 2-179. - Terms of membership.**

~~The original terms of six (6) members, to be appointed by the mayor subject to the approval of city council, shall expire at the first meeting of city council in January 2008; and the original terms of the remaining six (6) members shall expire at the first meeting~~

~~of city council in January, 2009. Terms for other than original appointees shall be for two (2) years. Members of the committee filling a vacancy shall serve for the balance of the unexpired term.~~

The original term for the first seven (7) members appointed shall expire March 1, 2019; and the original term for the remaining six (6) members appointed shall expire on March 1, 2020. Terms for other than original appointees shall be for two (2) years. Members of the committee filling a vacancy shall serve for the balance of the unexpired term."

**Section 2.** This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_, in the Year of Our Lord, 2017, and in the \_\_\_\_\_ Year of the Independence of the United States of America.

BY:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

ATTEST:

BY:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council